



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Plot 64, 2 Conifer Crescent, Hull, HU5 4AJ**

### **£250,000**

LIMITED THREE BEDS AVAILABLE!

TWO, THREE AND FOUR BED NEW BUILD HOMES - SEMI DETACHED AND DETACHED AVAILABLE - 10 YEAR NEW BUILD WARRANTY - OFF STREET PARKING AND GARAGES - GENEROUS GARDENS - MOVE IN FOR SUMMER 2024 - GREAT LOCATION AND GREAT VALUE FOR MONEY

Situated in the buoyant HU5 area of Bricknell Avenue is the highly anticipated second phase of this exclusive new build development off Bishop Alcock Road

There is a wide array of three and four bed homes available with prices ranging from £195,000 to £295,000

Buyers can choose their own kitchen with optional extras available and interest is expected to be very high so anyone interested in purchasing should register their interest as soon as possible.

Plots are due to be completed in summer 2024 and assisted move schemes and mortgage advice are available.

## ENTRANCE HALL

## LIVING ROOM / DINING ROOM

## STORAGE CUPBOARD

## KITCHEN

A spacious kitchen, buyers have choice of a fully integrated Howdens kitchen with fridge freezer, dishwasher, oven, hobs, extractor fan and a range of eye level and base level units with complementing work surfaces. (Optional extra can be purchased directly from Howdens)

## DOWNSTAIRS W/C

## FIRST FLOOR LANDING

## BEDTOOM ONE

## ENSUITE

## BEDROOM TWO

## BEDROOM THREE

## STORAGE CUPBOARD


## BATHROOM

## OUTSIDE

The property has the benefit of a garage and off street parking.. To the rear of the property is top soiled garden space. with fenced surrounds.

## VIEWINGS

Please contact the sales team on 01482 444200.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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