



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **66 Hartsholme Park, Hull, HU7 3HP**

### **Offers over £320,000**

**SUPERB SIX BED DETACHED - STYLISHLY PRESENTED OVER THREE FLOORS - POPULAR RESIDENTIAL LOCATION - CLOSE TO AMENITIES - SOLAR PANELS GENERATING 2K INCOME PER ANNUM - FRONT AND REAR GARDENS - OFF STREET PARKING FOR MULTIPLE VEHICLES**

Located on the highly sought after Hartsholme Park in Kingswood, this impressive six-bedroom detached property is the perfect spacious family home, occupying an advantageous plot in the heart of this popular HU7 location. Ideally situated just a short walk from Kingswood Retail Park, supermarkets, local shops and a nearby park, the home offers excellent convenience while being tucked away in a quiet and well established residential area. The property enjoys both front and rear gardens that capture the sun throughout the day, as well as solar panels, secured on a fantastic rate feed in tariff guaranteed for the next 11 years so bringing in a considerable income of almost 2k per annum.

Thoughtfully cared for and well presented throughout by the current owner, the property boasts a generous and flexible layout. The ground floor comprises an entrance hall leading into a bright hallway, a spacious living room, a separate dining room, a conservatory that opens onto the rear garden, a well equipped kitchen, useful utility room and a convenient w/c. The first floor offers four good sized bedrooms including a stylish en suite to the primary bedroom, along with a modern family bathroom. To the top floor are two further double bedrooms, ideal for growing families, guests, or even as home office space.

Externally, the rear garden is a lovely private retreat—an oasis of calm—while the front garden offers a fantastic, sun soaked space for the afternoon and evening sun. A spacious driveway provides ample off-street parking for 4-6

## GROUND FLOOR

### PORCH

with door to...

### ENTRANCE HALL

with stairs to first floor, and doors to the kitchen, w/c and...

### LIVING ROOM

17'10 x 11'5 max (5.44m x 3.48m max)

an inviting, spacious living room with double doors to the...

### DINING ROOM

11'9 x 10'11 max (3.58m x 3.33m max)

a god sized dining room with door to the kitchen and double doors to the...

### CONSERVATORY

12'0 x 9'6 max (3.66m x 2.90m max)

a fantastic conservatory overlooking the rear garden, with double doors leading to the patio

### KITCHEN

15'0 x 9'5 max (4.57m x 2.87m max)

with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, integrated double oven, gas hob with overhead extractor fan and door to the...

### UTILITY ROOM

6'10 x 5'7 max (2.08m x 1.70m max)

with work bench, sink basin with drainer unit, plumbing for washing machine and space for tumble dryer, with door to the patio

### W/C

with low level w/c and floating sink basin

## FIRST FLOOR

### LANDING

### BEDROOM 1

11'8 x 11'6 max (3.56m x 3.51m max)

a spacious primary bedroom and fitted units with door to the...

### EN SUITE

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment, with tiles to splash back areas

### BEDROOM 2

11'5 x 8'7 max (3.48m x 2.62m max)

a well presented double bedroom with floor to ceiling fitted wardrobes

### BEDROOM 3

11'8 x 8'4 max (3.56m x 2.54m max)

a good sized double bedroom with fitted wardrobes

### BEDROOM 4

9'5 x 8'4 max (2.87m x 2.54m max)

with fitted wardrobes

### BATHROOM

a modern bathroom with low level w/c, pedestal sink basin, heated towel rail and walk in shower, with tiles to splash back areas

## SECOND FLOOR

### LANDING

### BEDROOM 5

14'1 x 11'3 max (4.29m x 3.43m max)

a well presented double bedroom

### BEDROOM 6

14'2 x 11'8 max (4.32m x 3.56m max)

a good sized double bedroom, currently used as a home office

### GARAGE

16'5 x 8'5 max (5.00m x 2.57m max)

### OUTSIDE

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band E.

### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### DOUBLE GLAZING

The property has the benefit of double glazing.

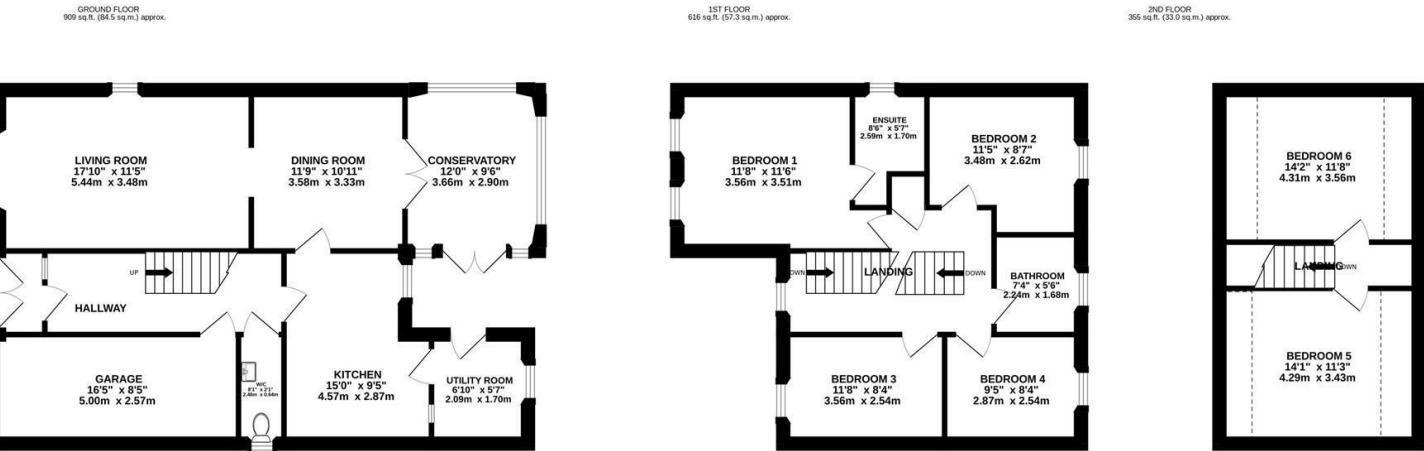
### TENURE

Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

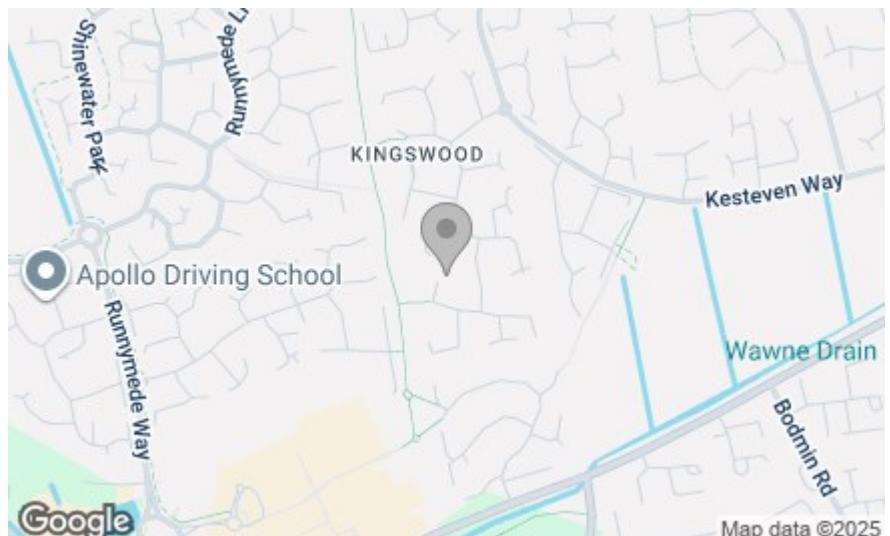
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



TOTAL FLOOR AREA : 1883sq.ft. (174.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales	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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		