



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **4 Brentford Drive, Hull, HU8 0AQ**

### **£225,000**

**FANTASTIC THREE BED DETACHED - STYLISHLY PRESENTED - MODERN KITCHEN AND BATHROOMS - POPULAR HU8 LOCATION - CLOSE TO AMENITIES - OFF STREET PARKING**

Nestled on Brentford Drive, just off Salthouse Road in the ever popular HU8 area, this attractive three bedroom detached home is perfectly placed for families. With excellent access to Sutton village, Holderness Road, a host of local amenities, well regarded schools, and transport links, it offers both convenience and a peaceful residential setting.

Step inside to a welcoming hallway with handy W/C, leading to a sleek modern kitchen diner and a generously sized living room – the ideal space for both family life and entertaining. Upstairs, the home continues to impress with three well proportioned bedrooms, including a primary with en suite, alongside a contemporary family bathroom. Externally, the rear garden is a real highlight – a lovely, private sun trap, perfect for enjoying summer evenings or letting children play safely. To the rear, a private drive provides off street parking, adding to the practicality of this fantastic home.

**BOOK YOUR VIEWING NOW!**

### **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 C.

### **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**

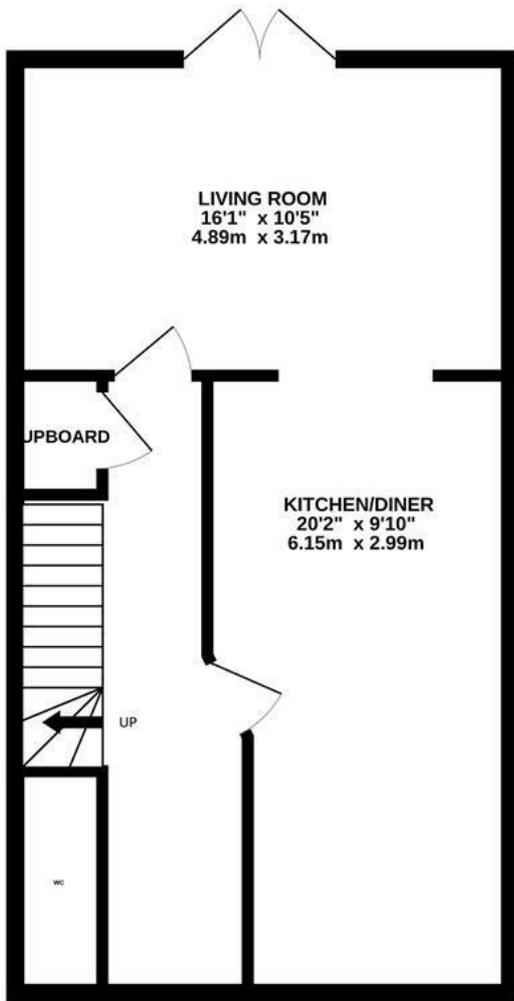
Symonds + Greenham have been informed that this property is Freehold.

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

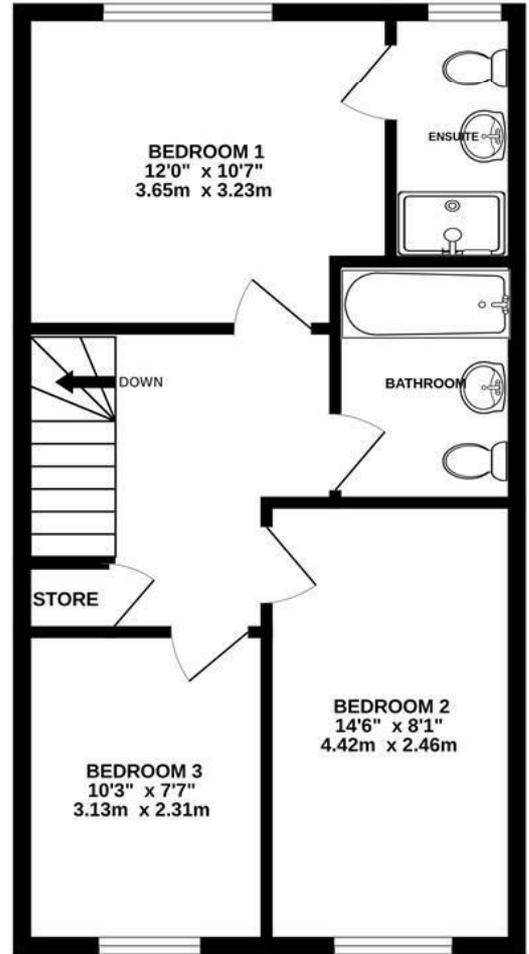
### **VIEWINGS**

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

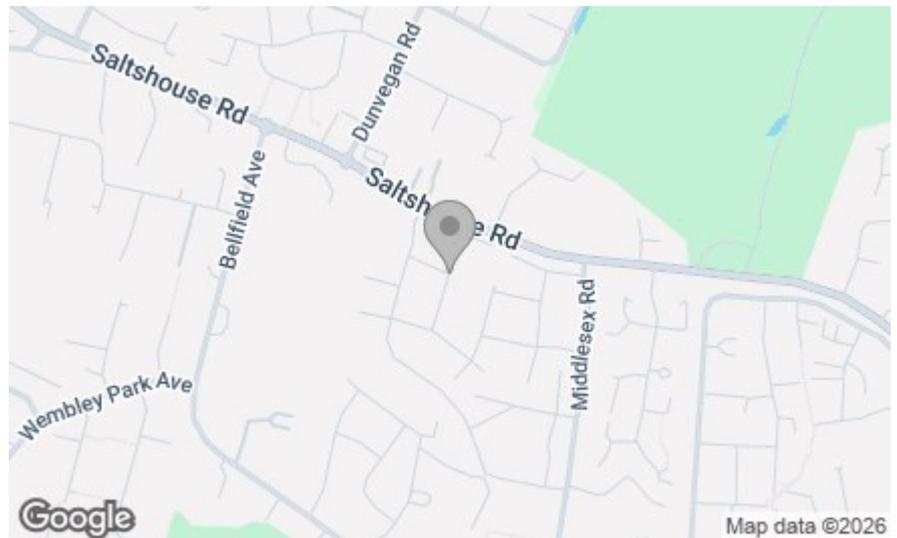
GROUND FLOOR



1ST FLOOR



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	
(82 plus) <b>A</b>	<b>94</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	<b>83</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	
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	
(82 plus) <b>A</b>	
(81-81) <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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC