



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 56 Shinewater Park, Hull, HU7 3GG

### Offers over £210,000

Situated on the popular Shinewater Park in the heart of HU7, this attractive three bedroom double fronted semi detached home offers spacious and versatile accommodation, making it an ideal choice for growing families. Enjoying a convenient location close to Kingswood Retail Park, a wide range of local amenities, well regarded schools and excellent transport links, the property also benefits from a fantastic rear garden, detached garage and off street parking.

The accommodation briefly comprises a welcoming entrance hall leading to a spacious living room centred around an attractive fireplace, creating a warm and inviting space to relax. The ground floor also benefits from a bright conservatory, a modern kitchen diner ideal for family life and entertaining, a useful utility room and a convenient ground floor WC.

To the first floor are three well proportioned bedrooms, including a generous principal bedroom benefiting from an en suite shower room, together with a well appointed family bathroom.

Externally, the property boasts a spacious and well maintained rear garden, providing an excellent space for children to play, outdoor entertaining or simply relaxing during the warmer months. To the rear, a detached garage and private off street parking add further practicality to this superb family home.

Offering generous accommodation in a highly sought after residential location, this fantastic home is ready to move straight into and must be viewed to be fully appreciated.

**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.

### FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### TENURE

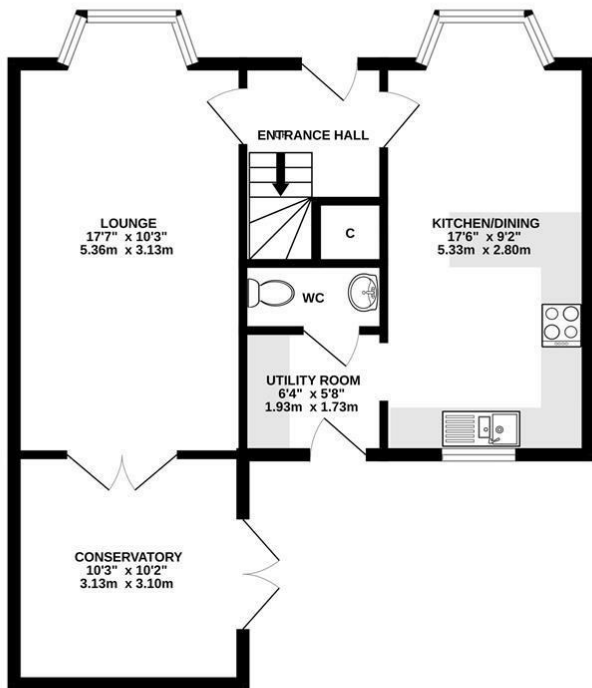
Symonds + Greenham have been informed that this property is Freehold.

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

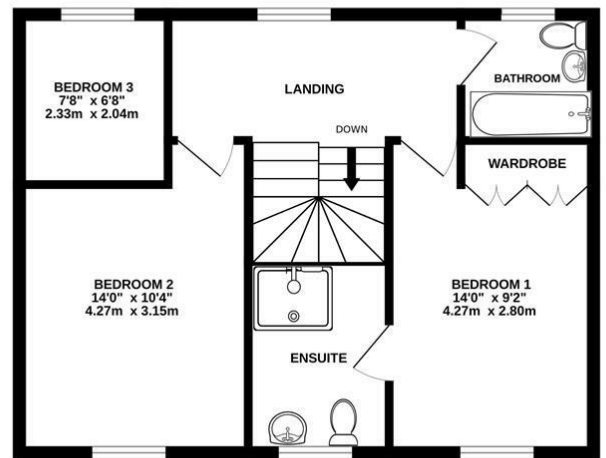
### VIEWINGS

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 |                         |
| (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>71</b>                                   | <b>80</b>               |
| 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 |                         |
| (02 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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |
|                                                                 |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |

