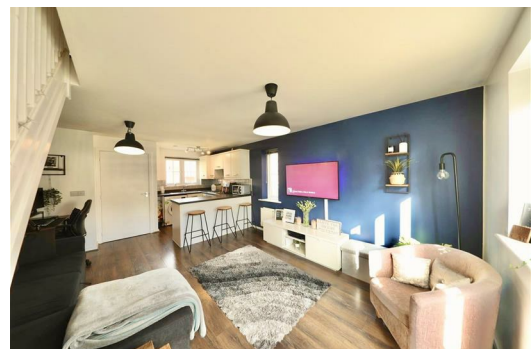




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **26 Pasture View, Hull, East Yorkshire HU7 3AH**

### **£140,000**

BEAUTIFUL TWO BED SEMI - POPULAR HU7 LOCATION - MODERN, OPEN PLAN LIVING - IDEAL FOR FIRST TIME BUYERS - STYLISHLY PRESENTED - CLOSE TO LOCAL AMENITIES - OFF STREET PARKING

This gorgeous semi detached home on Pasture View is located on the popular Kingswood development in East Hull, an area well known for its excellent local amenities, including well regarded schools, shops, cinema, retail outlets and a fantastic choice of restaurants and cafés

Perfect for first time buyers, this property offers modern, open plan living and is beautifully decorated throughout. The accommodation briefly comprises an entrance hall, spacious open-plan living, kitchen and dining area, and a downstairs WC. Upstairs, there are two bedrooms and a stylish bathroom. Outside, the home benefits from off street parking to the rear and a low maintenance garden, making it ideal for modern living. Don't miss out on this fantastic home!

**BOOK YOUR VIEWING NOW!**

### **CENTRAL HEATING**

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

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **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.

### **VIEWINGS**

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

### **COUNCIL TAX BAND**

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

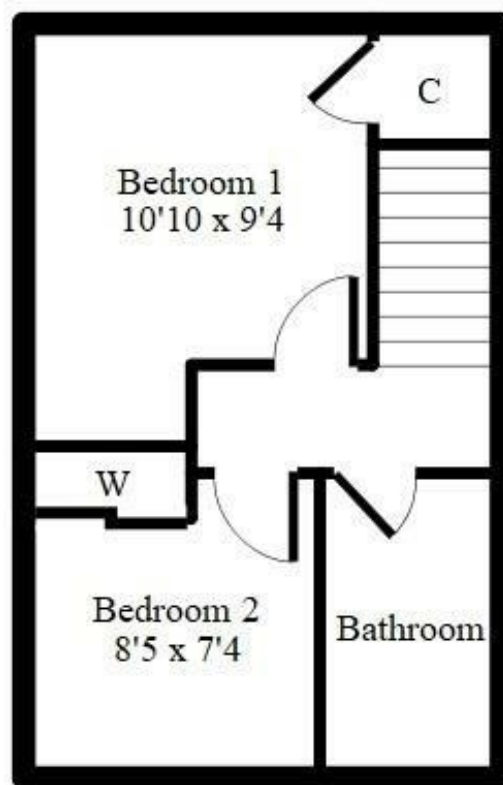
### **TENURE**

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.



Ground floor



First floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</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>	82	83
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	