



## 1 Joe Tasker Way, Hull, HU7 3LN £220,000

MODERN THREE-BED SEMI-DETACHED HOME IN SOUGHT-AFTER KINGSWOOD - OPEN-PLAN KITCHEN/DINER, BRIGHT LOUNGE & MASTER ENSUITE - GENEROUS GARDEN, OFF-STREET PARKING & CLOSE TO SHOPS, SCHOOLS & TRANSPORT LINKS

Nestled in the highly sought-after area of Kingswood, Hull, this charming semi-detached house on Joe Tasker Way presents an excellent opportunity for both families and professionals. With three spacious bedrooms and two well-appointed bathrooms, this property seamlessly blends contemporary design with practical living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the open-plan kitchen and dining area, which boasts integrated appliances and ample space for family meals or gatherings. A modern cloakroom on the ground floor adds to the convenience of this well-thought-out layout.

Venture upstairs to discover the master bedroom, which features its own en-suite bathroom, providing a private retreat. Two additional bedrooms are generously sized and share a stylish family bathroom, making this home ideal for family living. Outside, the property is complemented by a well-maintained front garden and a generous rear garden, offering a perfect space for outdoor activities or simply enjoying the fresh air. Off street parking is also available, adding to the practicality of this delightful home.

With its prime location, this property is within easy reach of local shops, schools, and transport links, ensuring that everything you need is just a stone's throw away. This superb home is a must-see for anyone looking to settle in one of Hull's most desirable neighbourhoods.

## 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.

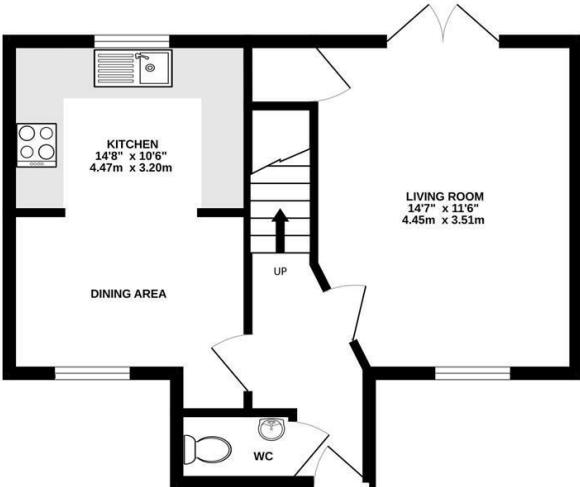
## TENURE

Symonds + Greenham have been informed that this property is Freehold

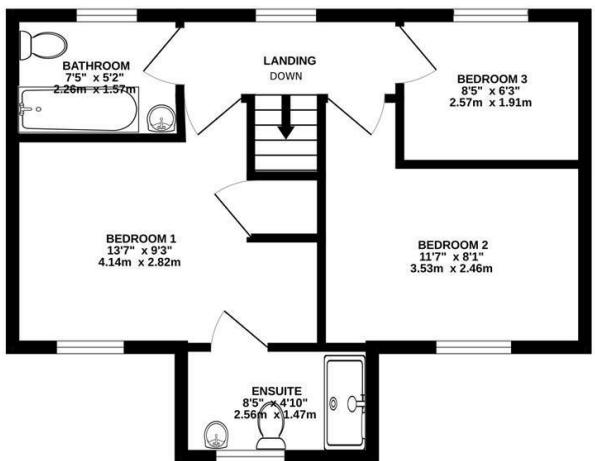
## VIEWINGS

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

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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 features are approximate and no responsibility is taken for any error, omission or mis-statement. The 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			
(1-20) 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			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

