



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **33 Sovereign Way, Hull, HU7 3JG** **Offers over £220,000**

**IDEAL THREE BED DETACHED PROPERTY - STYLISHLY PRESENTED - SOUGHT AFTER HU7 LOCATION - STONE'S THROW FROM KINGSWOOD RETAIL PARK - MODERN AND WELL PRESENTED THROUGHOUT - OFF STREET PARKING AND GARAGE - THREE RECEPTION ROOMS**

Tucked away in a quiet corner of a sought after residential street, this beautifully presented three-bedroom detached home on Sovereign Way offers style, comfort, and fantastic convenience. Located in the popular HU7 area, it's within easy walking distance of Kingswood Retail Park, giving you shops, restaurants, and leisure facilities right on your doorstep while still enjoying a peaceful setting.

Inside, the home is stylishly decorated throughout and boasts an impressive three reception rooms, giving you plenty of space to relax, entertain or work from home. The ground floor comprises a welcoming entrance hall, a cosy living room, a modern kitchen, a light filled conservatory and a separate dining room – ideal for family meals or special occasions.

Upstairs, you'll find three well proportioned bedrooms, including a primary with en suite, along with a contemporary family bathroom. The outside space is equally appealing, with a secluded, well maintained rear garden offering the perfect spot to unwind or host summer gatherings. To the front, a driveway and detached garage provide ample off street parking and storage.

**DON'T MISS OUT...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 D.

### **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.

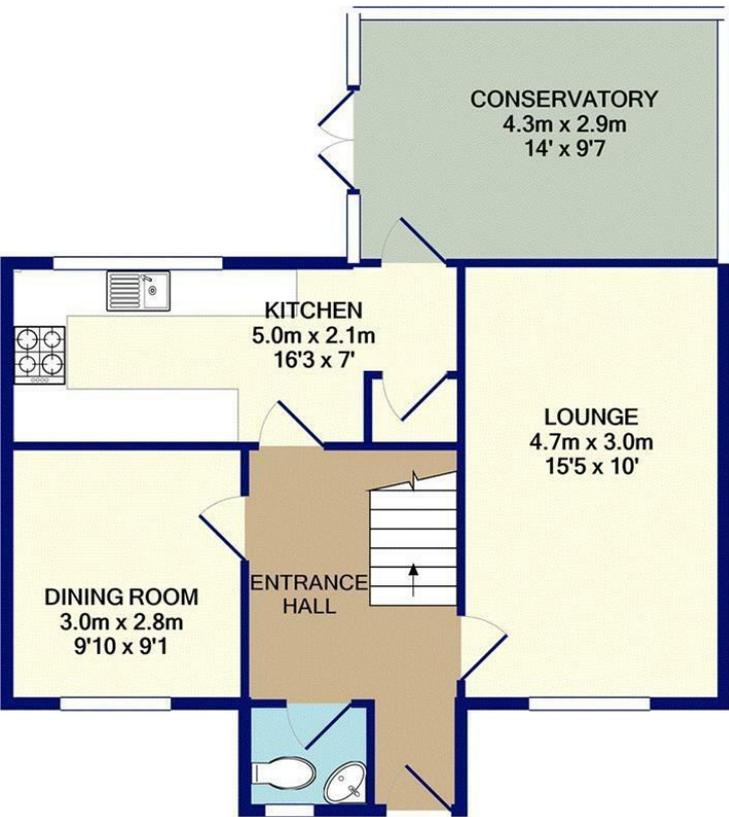
### **TENURE**

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

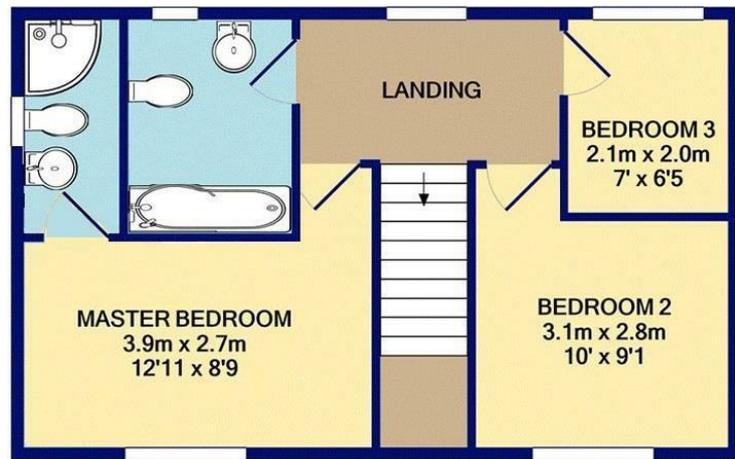
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

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



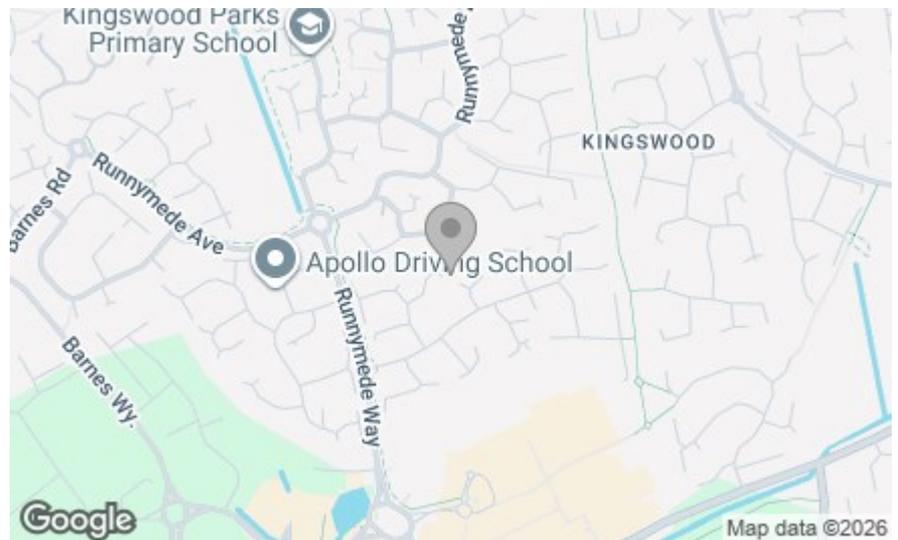
GROUND FLOOR  
APPROX. FLOOR  
AREA 58.5 SQ.M.  
(630 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 42.8 SQ.M.  
(461 SQ.FT.)

TOTAL APPROX. FLOOR AREA 101.4 SQ.M. (1091 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	76
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) A	
(81-91) B	
(69-80) C	
(55-68) 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