



SYMONDS + GREENHAM

Estate and Letting Agents



148 Grosvenor Road, Hull, East Yorkshire HU7 3FD

Guide price £160,000

GUIDE PRICE £160,000 - £170,000 - STUNNING THREE BED HOME - PERFECT FOR FIRST TIME BUYERS OR A SMALL FAMILY - EXCELLENT KINGSWOOD LOCATION

This beautiful mid terraced home would be perfect for a first time buyer or small family to move straight in with no work required whatsoever. The property is situated on the east Hull development of Kingswood which is home to well regarded schools and a host of local amenities including a supermarket, a cinema and a range of retail outlets. The property is well decorated throughout and internally boasts a modern kitchen/diner, spacious living room, convenient downstairs WC, two double bedrooms, single third bedroom and a family bathroom suite. The generous rear garden is quite the sun trap and an excellent space to relax or entertain guests throughout the summer.

DON'T HESITATE TO BOOK A VIEWING ON THIS EXCELLENT HOME...CALL NOW!

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

