



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **42 Bounty Drive, Hull, East Yorkshire HU7 3FN**

### **Offers in the region of £118,000**

**PERFECT FIRST TIME BUYER HOME - OPEN PLAN GROUND FLOOR - TWO DOUBLE BEDROOMS - OFF STREET PARKING - CHAIN FREE**

This beautiful mid terraced home is situated on the popular east Hull development of Kingswood which is home to well regarded schools and a host of local amenities including a super-market, a cinema and a range of retail outlets and restaurants. The property would be perfect for a first time buyer offering modern, open plan living and is well decorated throughout. The property boasts off-street parking and a garden to the rear and internally comprises entrance hall, open plan living room and kitchen, convenient downstairs WC, two double bedrooms and an upstairs bathroom.

**GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!**



## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor and door to...

### KITCHEN/DINER

9'0 max x 10'0 max (2.74m max x 3.05m max )

with a range of eye level and base level units with complementing work surfaces, space for fridge freezer, stainless steel sink and drainer unit, plumbing for washing machine, gas hobs with overhead extractor fan, electric oven, breakfast bar and open plan entrance to...



### LIVING ROOM

12'2 max x 12'1 max (3.71m max x 3.68m max )

with french doors to the rear garden and door to...



### DOWNSTAIRS WC

with low level WC and pedestal hand basin



## FIRST FLOOR

### LANDING

with doors to bedrooms and door to...



### BATHROOM

6'3 max x 6'0 max (1.91m max x 1.83m max )

with low level WC, pedestal hand basin, panelled bath with overhead shower attachment and tiled to splash-back areas



### MASTER BEDROOM

12'2 max x 8'6 max (3.71m max x 2.59m max)



### BEDROOM 2

12'2 max x 8'8 max (3.71m max x 2.64m max)



### OUTSIDE

The rear garden is mainly laid to lawn and enclosed by timber fencing.

The front of the property is laid to concrete drive with a dropped kerb providing off street parking.



### CENTRAL HEATING

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

### DOUBLE GLAZING

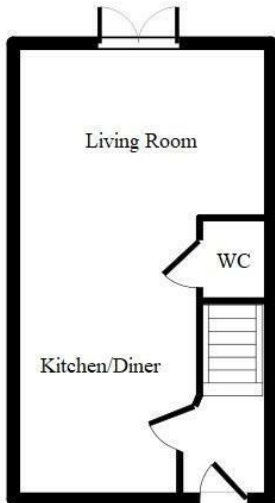
The property has the benefit of double glazing.

### VIEWINGS

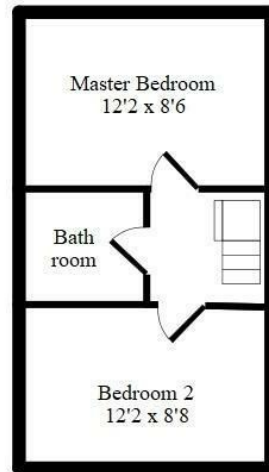
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### 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.



**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		80	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			97
(81-91) B		83	
(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	

