



SYMONDS + GREENHAM

Estate and Letting Agents



22 Providence Crescent, Hull, HU4 6EF **£207,500**

GORGEOUS THREE BED DETACHED HOME - DECORATED TO A VERY HIGH STANDARD - WEST FACING GARDEN

This detached home is located off Boundary Way on a sought after development close to well regarded schools and a host of local amenities with good transport links to Hull city centre. The property would be perfect for a family looking for a stunning home that offers ample living space and is ready to move straight into. The property benefits from a gorgeous west facing garden and off-street parking to the front and internally boasts a stunning living room, a modern open plan kitchen/diner, a utility room, a convenient downstairs WC, and an integral garage to the ground floor. The First floor comprises of two double bedrooms, with en-suite and dressing area off the master, a single third bedroom and a stylish family bathroom.

DON'T MISS OUT ON THIS STUNNING DETACHED HOME...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

LOUNGE

14'1" x 13'8" max (4.29m x 4.17m max)

A lovely family room with door leading to the Kitchen.



KITCHEN/DINER

14'1" x 13'8" (4.29m x 4.17m)

With a range of eye level and base level units and complimenting work surfaces, electric oven and gas hob, stainless steel sink and drainer unit,



UTILITY ROOM



DOWNSTAIRS WC

With a low level WC and a pedestal hand basin.



FIRST FLOOR

BEDROOM 1

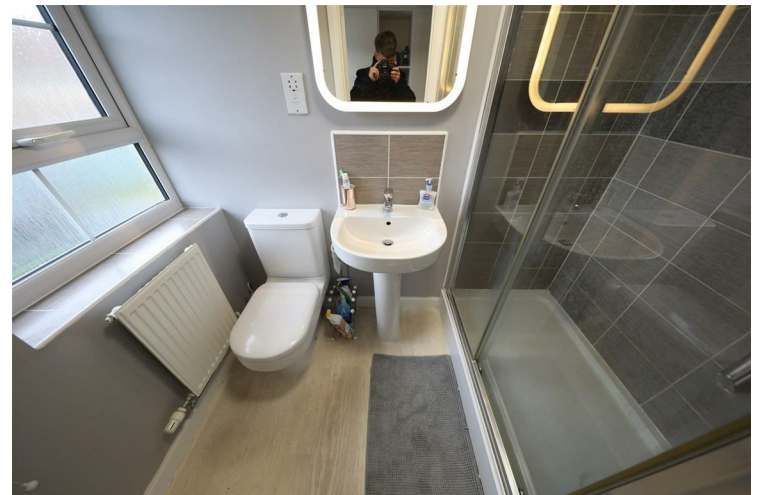
12'2" x 9'0" max (3.71m x 2.74m max)

A fantastic double bedroom.



ENSUITE SHOWER-ROOM

With a low level WC, a pedestal hand basin, a shower cubicle with tiles to splash back areas.



BEDROOM 2



BEDROOM 3



BATHROOM

With a low level WC, a panelled bath, a pedestal hand basin and tiles to splash back areas.



OUTSIDE

With a large double drive to the front and a lovely westerly facing rear garden,, laid to lawn with paving and decking.



CENTRAL HEATING

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

DOUBLE GLAZING

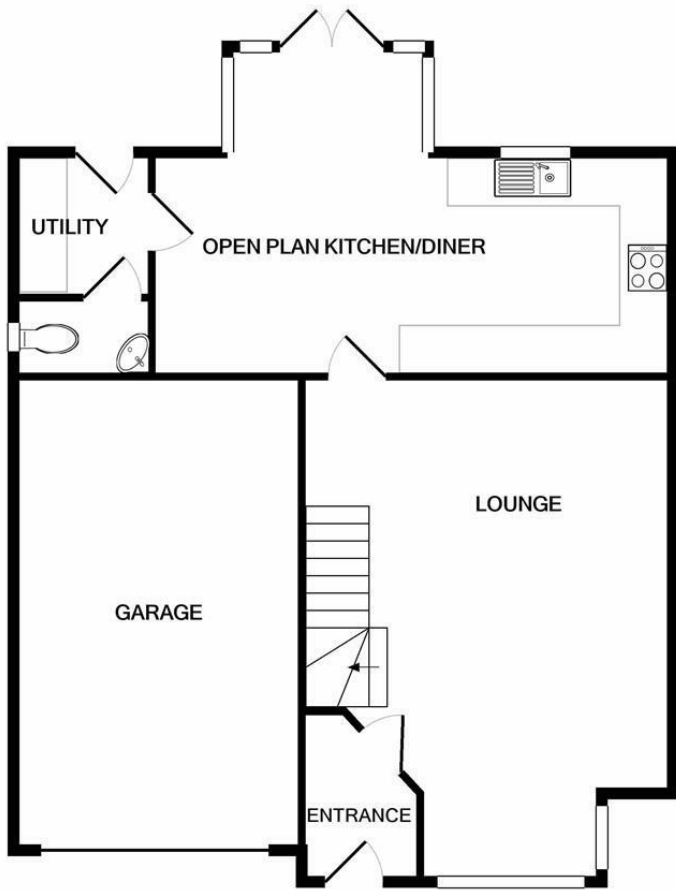
The property has the benefit of double glazing.

DISCLAIMER

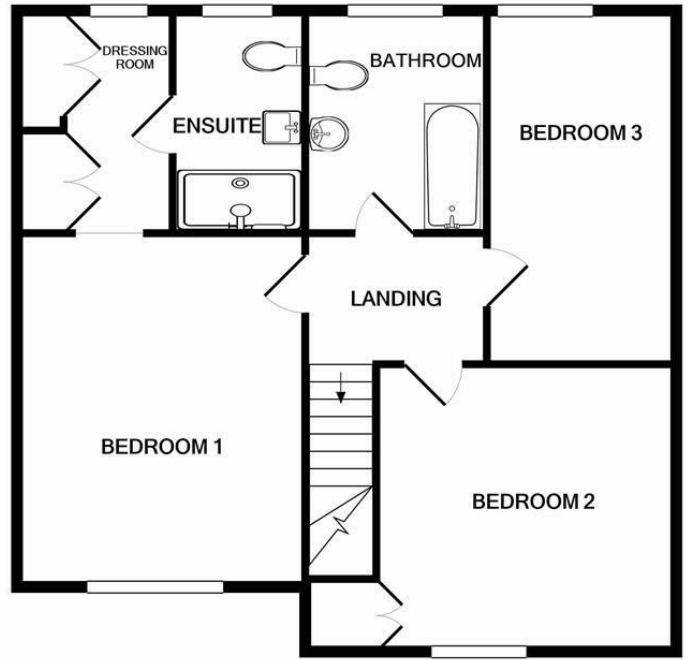
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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

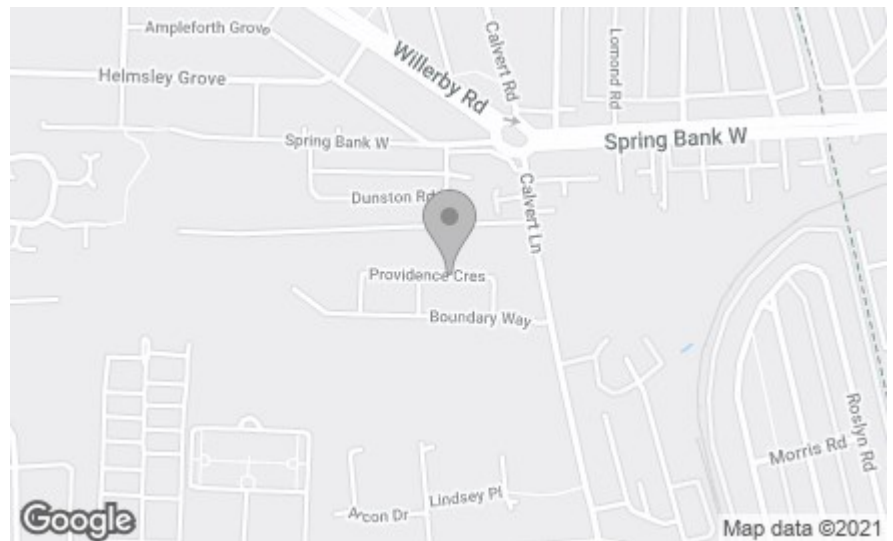


GROUND FLOOR



1ST FLOOR

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
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) 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	
(81-81) 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