



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **67 Attringham Park, Hull, East Yorkshire HU7 3GL Offers over £125,000**

**STUNNING TWO BED SEMI DETACHED HOME - PERFECT FOR A FIRST TIME BUYER - POPULAR KINGSWOOD LOCATION**

This semi detached home is located on the popular development of Kingswood, home to a supermarket, a cinema and a range of restaurants and retail outlets. The property would be perfect for a first time buyer is ready to move into and has been decorated and improved by its current owner to an exceptional standard. This beautiful home benefits from an allocated parking space as well as a generous west facing rear garden and internally boasts a modern kitchen/diner, a gorgeous living room, two double bedrooms and a stylish 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 the...

### LIVING ROOM

12'1 max x 11'1 max (3.68m max x 3.38m max )

with door to the...



### KITCHEN/DINER

15'3 max x 10'1 max (4.65m max x 3.07m max )

with a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, electric oven, gas hob with overhead extractor fan, under-stairs storage cupboard and french doors to the rear garden



## FIRST FLOOR

### BEDROOM 1

12'0 max x 10'6 max (3.66m max x 3.20m max )

An excellent sized double bedroom with over stairs wardrobe/storage cupboard



### BEDROOM 2

8'9 max x 10'11 max (2.67m max x 3.33m max )

a second good sized double bedroom



### BATHROOM

with low level WC, vanity hand basin unit, heated towel rail, panelled bath with overhead shower attachment and tiles to splashback areas



### OUTSIDE

The west facing rear garden is quite the sun trap. It is laid to artificial lawn and enclosed by timber fencing providing an excellent space to relax or entertain guests throughout the summer



### **CENTRAL HEATING**

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

### **DOUBLE GLAZING**

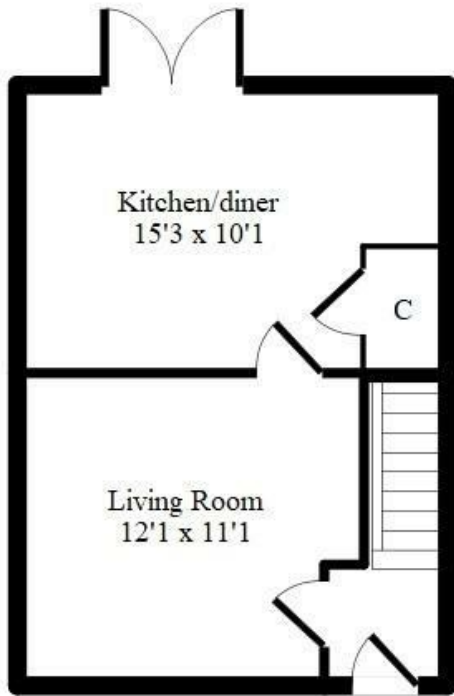
The property has the benefit of double glazing.

### **VIEWINGS**

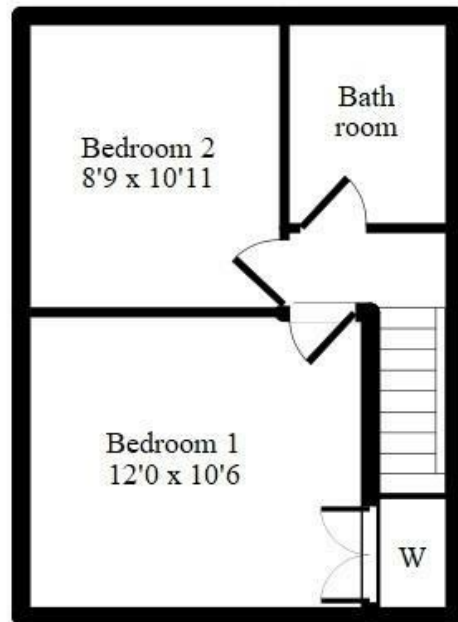
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### **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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(82 plus) <b>A</b></p> <p>(81-81) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	82	82	
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(02 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

