



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 3 St. Andrews Way, Hull, HU8 8JJ

### £195,000

FANTASTIC FOUR BED SEMI - WELL PRESENTED THROUGHOUT - DECEPTIVELY SPACIOUS - STYLISH BATHROOM - TWO RECEPTION ROOMS - IMMACULATE REAR GARDEN - POPULAR HU8 LOCATION - CLOSE TO AMENITIES AND EXCELLENT SCHOOLS

Situated on St Andrews Way in a highly popular and quiet residential pocket of HU8, this attractive four bedroom semi detached property offers generous and versatile accommodation, making it an excellent choice for first time buyers and families alike. Well presented throughout, the home enjoys a peaceful setting while remaining conveniently close to excellent local schools, a wide range of amenities and good transport links.

The ground floor comprises a welcoming porch leading into a lovely living room, which provides a comfortable and inviting space to relax. This opens through to a dedicated dining area, ideal for family meals or entertaining, and a modern fitted kitchen offering ample storage and worktop space. The layout flows well and is perfectly suited to everyday family living.

To the first floor are four good sized bedrooms, all offering flexibility for use as bedrooms, home offices or playrooms, along with a stylish family bathroom finished to a modern standard. Externally, the property benefits from ample off street parking to the front, complemented by a car port and garage providing excellent storage or secure parking. To the rear is a fantastic low maintenance garden, offering a private outdoor space ideal for relaxing or entertaining with minimal upkeep. A well-proportioned family home in a sought-after location, ready to move straight into.

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 "A" (change as needed).

#### 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.

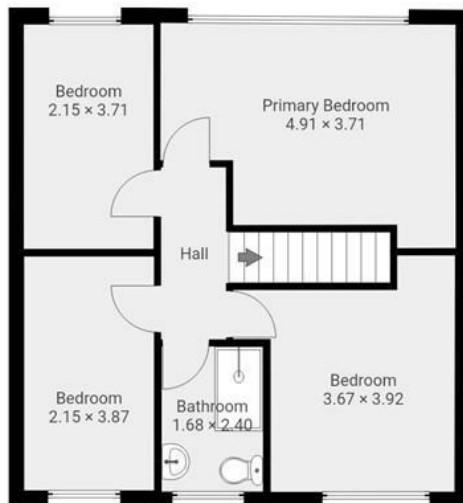
#### TENURE

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.



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| Energy Efficiency Rating                            |  | Current                                                                                                     | Potential                           |
|-----------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Very energy efficient - lower running costs         |  |                                                                                                             |                                     |
| <div><div></div><div>(92 plus) <b>A</b></div></div> |  |                                                                                                             | <div><div></div><div>81</div></div> |
| <div><div></div><div>(81-91) <b>B</b></div></div>   |  |                                                                                                             |                                     |
| <div><div></div><div>(69-80) <b>C</b></div></div>   |  |                                                                                                             |                                     |
| <div><div></div><div>(55-68) <b>D</b></div></div>   |  | <div><div></div><div>65</div></div>                                                                         |                                     |
| <div><div></div><div>(39-54) <b>E</b></div></div>   |  |                                                                                                             |                                     |
| <div><div></div><div>(21-38) <b>F</b></div></div>   |  |                                                                                                             |                                     |
| <div><div></div><div>(1-20) <b>G</b></div></div>    |  |                                                                                                             |                                     |
| 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 |  |                         |                                                                                     |
| (92 plus) <b>A</b>                                              |  |                         |                                                                                     |
| (81-91) <b>B</b>                                                |  |                         |                                                                                     |
| (69-80) <b>C</b>                                                |  |                         |                                                                                     |
| (55-68) <b>D</b>                                                |  |                         |                                                                                     |
| (39-54) <b>E</b>                                                |  |                         |                                                                                     |
| (21-38) <b>F</b>                                                |  |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                     |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |  |

