



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **3 Etton Grove, Hull, HU6 8JS**

### **£117,000**

**OUTSTANDING TWO BED SEMI - STYLISH AND MODERN - OFF STREET PARKING - NO CHAIN**

Nestled in the charming Etton Grove of Hull, this fantastic two-bedroom semi-detached house is a true gem waiting to be discovered. Boasting a prime location close to an array of amenities including shops, supermarkets, cafes, bars, and restaurants, as well as schools, the university and transport links, this property offers the perfect blend of convenience and comfort. Upon entering, you are greeted by a welcoming lounge that exudes warmth and character, providing the ideal space to relax and unwind. The well-appointed kitchen is perfect for whipping up delicious meals and creating lasting memories with loved ones. Venturing upstairs, you will find two cosy bedrooms that offer a peaceful retreat at the end of a long day. The family bathroom is conveniently located to serve both bedrooms, ensuring practicality and functionality for everyday living. Stepping outside, the property features off-street parking to the front, offering convenience for residents and guests alike. The rear garden is a delightful mix of lush lawn and charming paving, providing a lovely outdoor space to enjoy al fresco dining or simply bask in the sunshine. Don't miss this opportunity to make this wonderful semi-detached house your new home. With its desirable location and inviting features, this property is sure to capture your heart and offer a lifestyle of comfort and convenience.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**



## GROUND FLOOR

### LIVING ROOM

11'9 x 17'3 max (3.58m x 5.26m max)

A wonderful family room with plenty of natural light.



### KITCHEN

12'0 x 6'7 max (3.66m x 2.01m max)

With a range of eye level and base level units and complimenting work surfaces, space for a fridge freezer, an integrated oven with a hob, plumbing for a washing machine and a sink and drainer unit.



## FIRST FLOOR

### BEDROOM 1

11'9 x 9'7 max (3.58m x 2.92m max)

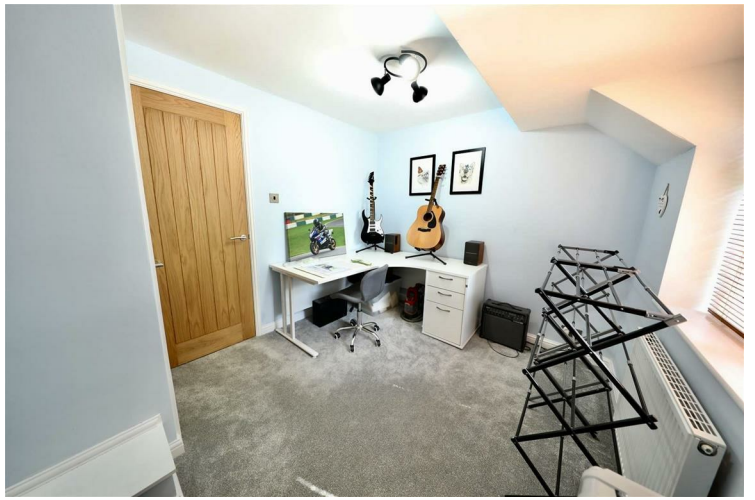
A wonderful bedroom with plenty of space for storage.



### BEDROOM 2

12'0 x 8'9 max (3.66m x 2.67m max)

Another brilliant bedroom.



### BATHROOM

With a low level WC, a hand basin and a panelled bath with an electric shower attachment.



## OUTSIDE

The property benefits from off street parking to the front, a side driveway that allows for parking for two cars with a Rolec EV charging point, a garage with electricity and a rear garden that is laid to lawn with an area of paving.



## CENTRAL HEATING

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

## COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band

## 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.

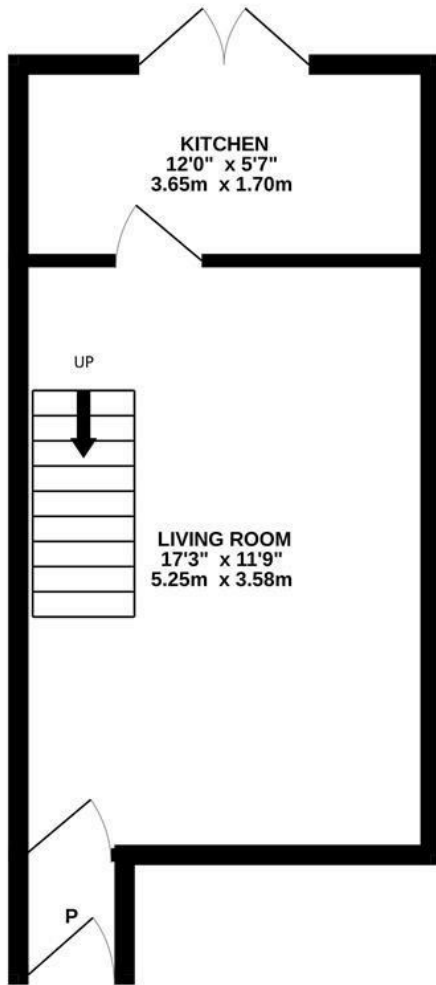
### **VIEWINGS**

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

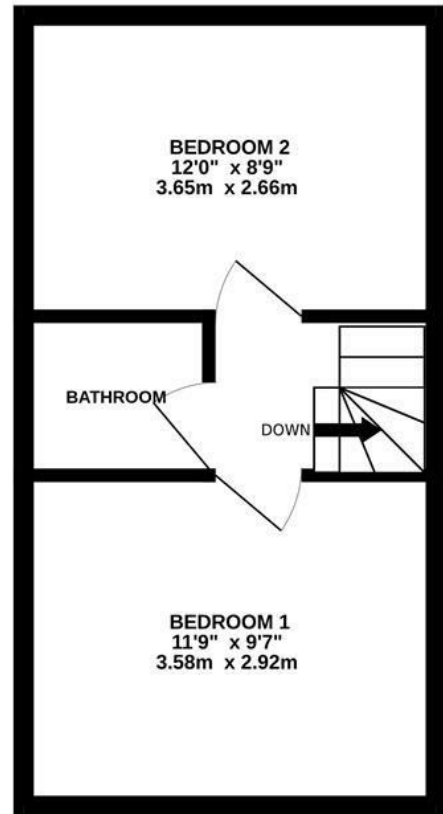
### **SOLAR PANELS**

Solar panels with feed in tariff(up to £500 a year back).

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(92 plus) <b>A</b>	<b>80</b>	<b>88</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 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			
England & Wales		EU Directive 2002/91/EC	