



SYMONDS + GREENHAM

Estate and Letting Agents



63 Wharncliffe Street, Hull, East Yorkshire HU5 3LX

Offers over £120,000

Situated within the ever popular Dukeries, this beautifully presented three bedroom mid terraced home offers deceptively spacious accommodation, a fantastic layout and a wonderful south facing garden, making it an excellent choice for first time buyers, young professionals and growing families alike. Ideally located close to well regarded schools, local amenities and excellent transport links, the property is also within easy reach of both Chanterlands Avenue and Princes Avenue, where you'll find a fantastic selection of supermarkets, independent shops, cafés, restaurants and bars.

Lovingly maintained and tastefully decorated throughout, the property enjoys a warm and welcoming feel from the moment you step inside. The well planned accommodation briefly comprises an inviting entrance hall, a comfortable living room, a spacious dining room opening into the kitchen, creating a sociable space ideal for both everyday family life and entertaining. To the first floor are three generously proportioned bedrooms, all beautifully presented, together with a stylish family bathroom.

Externally, the generous south facing rear garden is undoubtedly one of the property's standout features. Beautifully established, it provides a peaceful and private oasis that enjoys sunshine throughout the day, making it the perfect place to relax, entertain or enjoy al fresco dining during the warmer months. Combining generous living space, tasteful presentation and an enviable location, this fantastic home is ready for its next owners to move straight into and enjoy.

BOOK YOUR VIEWING NOW!

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.

COUNCIL TAX BAND

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

TENURE

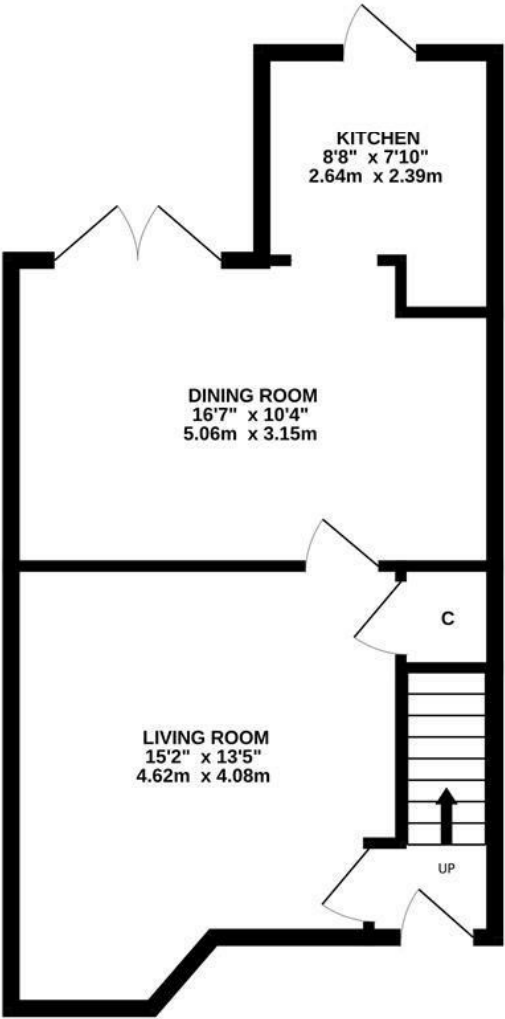
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

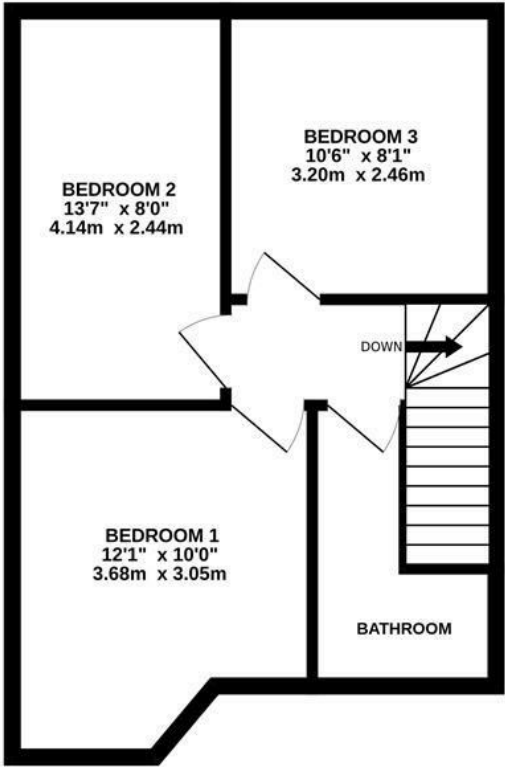
FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

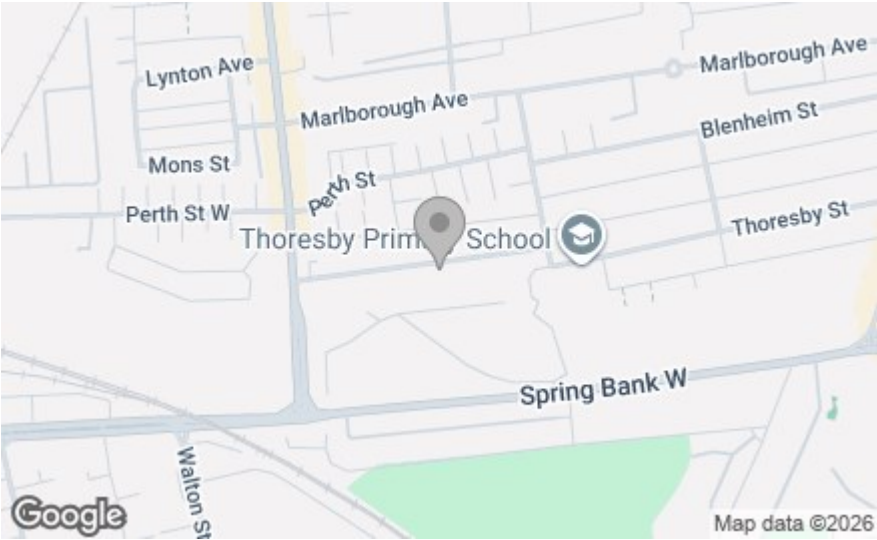
GROUND FLOOR



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) A	
(81-91) 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	
(92 plus) A	
(81-91) 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