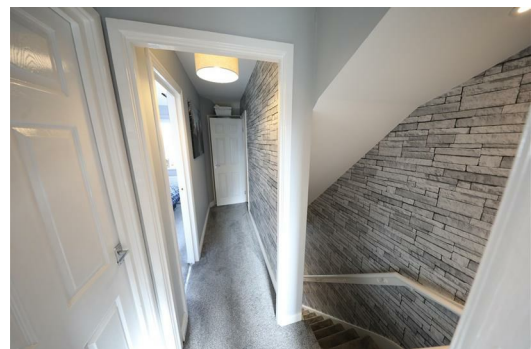




SYMONDS + GREENHAM

Estate and Letting Agents



28 Tanfield Grove, Hull, East Yorkshire HU9 4PP

£950

AVAILABLE NOW
SUPERB THREE BED END TERRACE -
THREE GENEROUS DOUBLE BEDROOMS
HUGE SOUTHERLY FACING GARDEN -
ENSUITE TO MASTER

Occupying a large plot, this property offers plenty of living space. You will find an open plan lounge and kitchen to the ground floor, two double bedrooms and family bathroom to the first floor and a large double bedroom with ensuite shower room to the second floor. Outside, the huge southerly facing rear garden provides wonderful outside space perfect for summertime.

Available now, three bed end terraced situated on Tanfield Grove this property is ideally located for amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as highly thought of schools and transport links.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

LOUNGE

12'8 max x 12'1 max (3.86m max x 3.68m max)

A well decorated reception room with dual fuel log burner and open plan entrance to the kitchen

KITCHEN

15'2 max x 10'10 max (4.62m max x 3.30m max)

A bright and modern kitchen with a range of eye level and base level units with complimenting work surfaces, integrated dishwasher, I think Andrea unit, integrated microwave, electric oven, induction hob with overhead extractor fan, integrated fridge freezer, breakfast bar and door to the rear garden

FIRST FLOOR

LANDING

With stairs to the second floor



BEDROOM TWO

11'4 max x 8'10 max (3.45m max x 2.69m max)

An excellent sized double bedroom

BEDROOM THREE

8'9 ma x 8'8 max (2.67m ma x 2.64m max)

A second good sized double bedroom

BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower attachment and tiles to splashback areas

SECOND FLOOR

BEDROOM ONE

13'11 max x 12'5 max (4.24m max x 3.78m max)

A third double bedroom with ensuite shower room and views of the rear garden

ENSUITE

With low-level WC, fancy hand basin unit Connor Connor shower cubicle with overhead shower attachment and heated towel rail



OUTSIDE

To the outside there is a driveway to the front providing off street parking for two vehicles with gated side access leading to a good sized beautifully landscaped enclosed rear garden partly laid to lawn with paved & decked patio areas, a shed and enclosed by timber fencing

CENTRAL HEATING

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

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.

COUNCIL TAX BAND

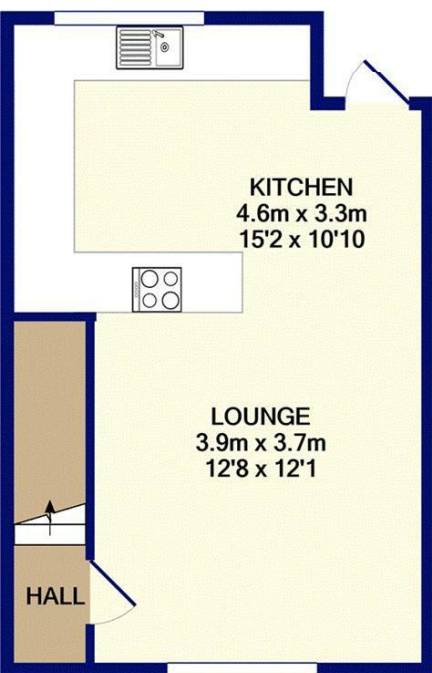
Symonds + Greenham have been informed that this property is in Council Tax Band A

VIEWINGS

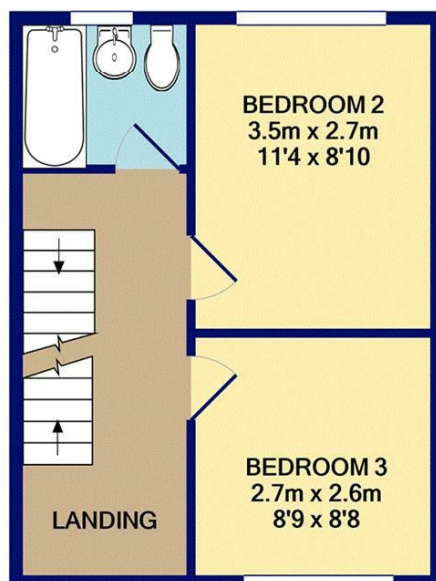
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

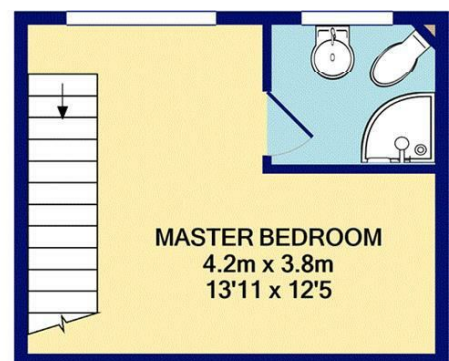
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



GROUND FLOOR
APPROX. FLOOR
AREA 32.0 SQ.M.
(344 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 28.7 SQ.M.
(309 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 17.5 SQ.M.
(188 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.1 SQ.M. (841 SQ.FT.)

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		
(92 plus) A		88
(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	88
(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	

