



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **86 Southcoates Avenue, Hull, East Yorkshire HU9 3HD**

### **Offers over £115,000**

**FANTASTIC FIRST TIME BUYER HOME WITH STUNNING REAR GARDEN - HUGE LIVING ROOM/DINER - NO CHAIN**

This mid-terraced home is located on Southcoates Avenue off Holderness Road close to well regarded schools and local amenities including a supermarket, a leisure centre and several retail outlets. The property would be perfect for a first time buyer but as the property is ready to move into and offers ample living space it would also be suitable for a family. The property is available with no onwards chain and briefly comprises entrance hall, living room/diner, kitchen, two double bedrooms, a single third bedroom, a shower-room and a generous rear garden.

**GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!**



## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor, door to kitchen and double doors to...

### LIVING ROOM/DINER

25'9 max x 11'2 max (7.85m max x 3.40m max)

With electric flame affect blow heater and sliding patio doors to rear garden



### KITCHEN

20'5 max x 7'4 max (6.22m max x 2.24m max)

With a range of eye level and base level units with complementing work surfaces, double electric oven, gas hob with overhead extractor fan, space for fridge-freezer, plumbing for washing machine, space for tumble dryer and French patio doors to rear garden



## FIRST FLOOR

### BEDROOM 1

11'9 max x 11'1 max (3.58m max x 3.38m max)

With fitted wardrobes



### BEDROOM 2

12'3 max x 10'7 max (3.73m max x 3.23m max)

With fitted wardrobes



### BEDROOM 3

8'10 max x 7'5 max (2.69m max x 2.26m max)



### SHOWER-ROOM

With low-level WC, vanity hand basin, shower cubicle with overhead shower, floor to ceiling tiles.



## SECOND FLOOR

### LOFT SPACE

The lost space is boarded out for storage with a power supply and a pulldown ladder with access via bedroom two.

## OUTSIDE

The front garden is mainly laid with slate chippings.

The rear garden is mainly laid to lawn with a paved patio area, flower beds, an Apple tree, a greenhouse, a steel shed (with working alarm) and a pond.



## SECURITY

The property benefits from an alarm system and CCTV.

## CENTRAL HEATING

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

## DOUBLE GLAZING

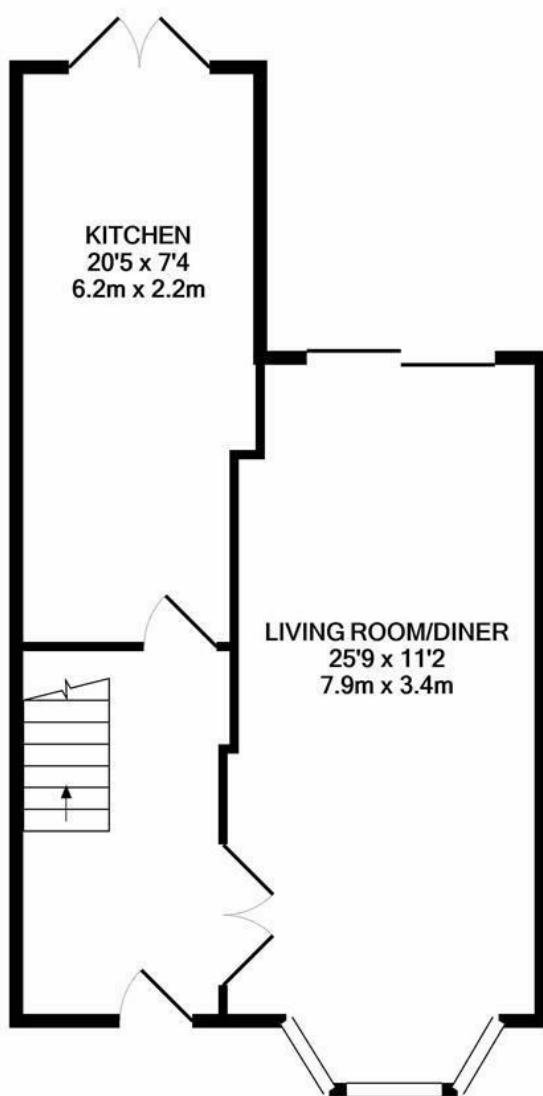
The property has the benefit of double glazing.

## DISCLAIMER

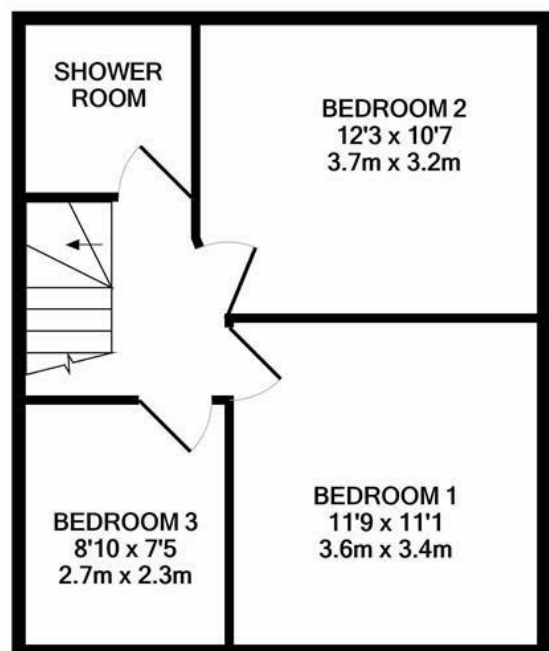
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## VIEWINGS

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 535 SQ.FT.  
(49.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.0 SQ.M.)**

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  
Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		63
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	