



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 8 Winston Churchill Close, Hessle, East Yorkshire HU13 9QH

### £145,000

FANTASTIC TWO BED END TERRACED - POPULAR RESIDENTIAL SPOT - CLOSE TO LOCAL AMENITIES - IDEAL FOR FIRST TIME BUYERS - WELL PRESENTED THROUGHOUT - SECLUDED REAR GARDEN

Symonds and Greenham are delighted to bring to the market this lovely two bedroom end terraced property on Winston Churchill Avenue. Tucked away in a quiet residential cul de sac yet only a short distance from the wide range of amenities Hessle has to offer, this home is ideally suited to first time buyers, downsizers, or anyone looking for a well kept and conveniently located property.

The ground floor comprises an entrance hall, a well proportioned kitchen, a handy downstairs W/C and a bright and comfortable living room with French doors opening out to the rear garden. Upstairs you will find two good sized bedrooms along with a modern family bathroom.

Externally, the property benefits from a front garden and a lovely, secluded rear garden that offers a peaceful and private outdoor space.

This is a brilliant opportunity to secure a move in ready home in a highly sought after location.

**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 B.

#### **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.

#### **VIEWINGS**

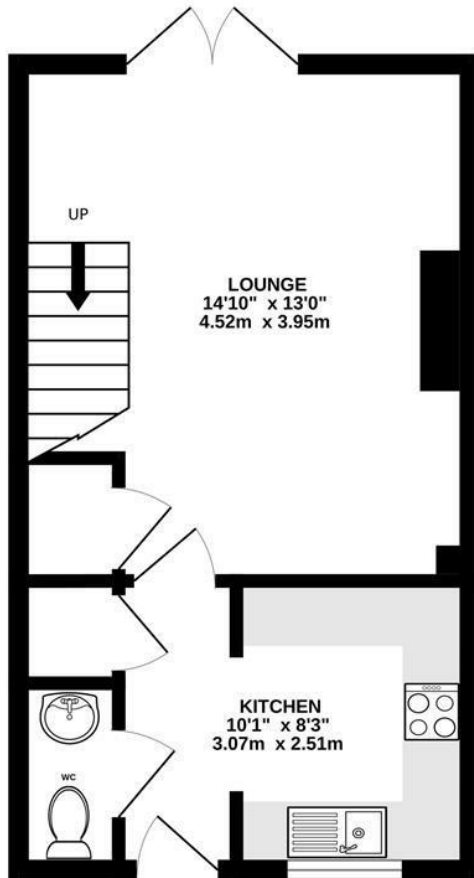
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

#### **TENURE**

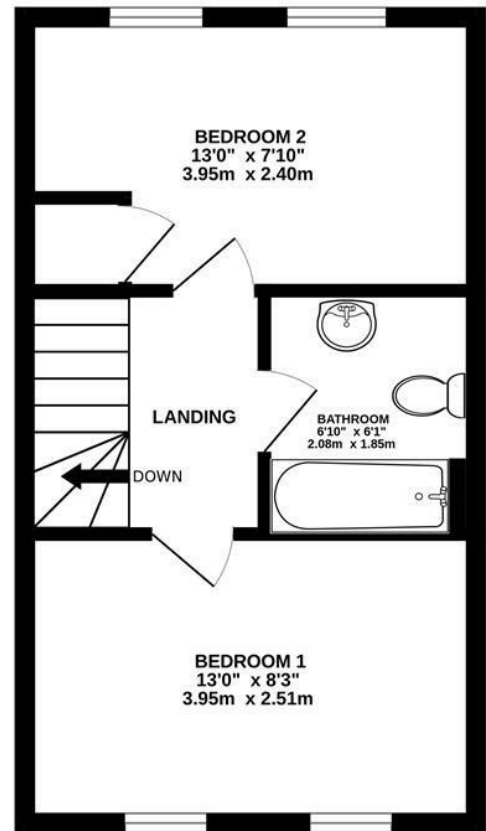
Symonds + Greenham have been informed that this property is Freehold.

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

GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.




1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 615sq.ft. (57.1 sq.m.) approx.

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>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>74</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	