



SYMONDS + GREENHAM

Estate and Letting Agents



16 Hooper Close, Hull, HU6 9FG

£125,000

BEAUTIFULLY PRESENTED TWO-BEDROOM SEMI-DETACHED HOME IN SOUGHT-AFTER HU6 LOCATION - SPACIOUS LIVING ROOM, MODERN KITCHEN DINER, AND CONVENIENT DOWNSTAIRS WC - WELL-MAINTAINED REAR GARDEN AND OFF-STREET PARKING FOR TWO VEHICLES

This beautifully presented two-bedroom semi-detached house on Hooper Close is an excellent opportunity for first-time buyers and young families alike. The property offers a harmonious blend of modern living and tranquility, making it a perfect retreat.

Upon entering, you are greeted by a bright and airy hallway that leads into a spacious living room, an ideal space for relaxation or entertaining guests. The stylish kitchen diner is a highlight of the ground floor, providing ample room for family meals and gatherings, enhanced by contemporary fittings and an abundance of natural light. A convenient downstairs WC adds to the practicality of the layout.

Venturing upstairs, you will find two generously sized double bedrooms, each finished to a high standard, creating restful retreats for all. The modern family bathroom is sleekly designed, offering a refreshing space for busy mornings and peaceful evenings. Externally, the property features a well-maintained rear garden, predominantly laid to lawn, which provides plenty of outdoor space for leisure activities or play. The front of the home boasts a gravelled drive with off-street parking for up to two vehicles, ensuring convenience for residents and guests alike.

Situated in a quiet and well-connected neighbourhood, this property is close to local amenities, making it a perfect blend of convenience and charm. This home truly offers a welcoming and worry-free living experience, ideal for those looking to settle in a vibrant community.

ENTRANCE HALL

DOWNSTAIRS W.C.

Featuring a low level w.c. and hung hand basin

LIVING ROOM

13'7 x 12'2 max (4.14m x 3.71m max)

KITCHEN

12'1 x 11'1 max (3.68m x 3.38m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, electric oven and hobs with overhead extractor fan, space for fridge freezer, space for washing machine

BEDROOM ONE

12'2 x 10'3 max (3.71m x 3.12m max)

BEDROOM TWO

12'2 x 7'9 max (3.71m x 2.36m max)

BATHROOM

6'3 x 5'4 max (1.91m x 1.63m max)

Featuring a panelled bath with overhead shower, low level w.c. and pedestal hand basin

OUTSIDE

The front of the property benefits from having a large gravelled drive for parking for at least two vehicles. The rear end of the property features a good sized laid to lawn garden

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 "A"

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.

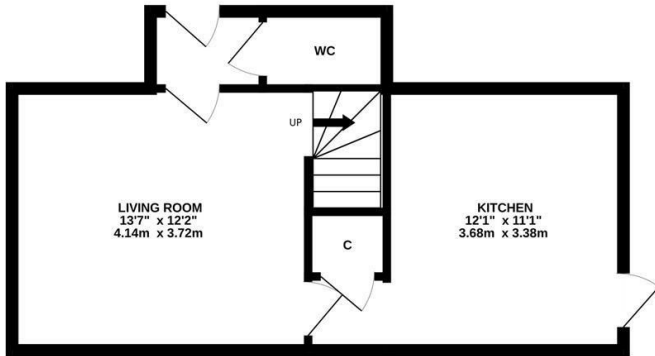
TENURE

Symonds + Greenham have been informed that this property is Freehold

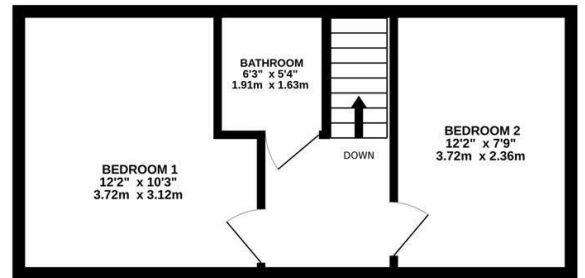
VIEWINGS

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

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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) A	96
(81-91) B	
(69-80) C	82
(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	
(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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

