



## 89 Green Island, Hull, HU11 4EP £165,000

WELCOME TO THIS IMMACULATE TWO-BEDROOM SEMI-DETACHED HOME IN GREEN ISLAND, BILTON, OFFERING SPACIOUS LOUNGE, MODERN KITCHEN/DINER, LANDSCAPED GARDEN AND OFF-STREET PARKING — PERFECT FOR FIRST-TIME BUYERS OR THOSE SEEKING A TURN-KEY HOME.

Nestled in the charming area of Green Island, Bilton, Hull, this immaculate semi-detached house presents an exceptional opportunity for first-time buyers or those seeking a delightful new home. With two generously sized double bedrooms and a well-appointed bathroom, this property is designed for comfortable living.

Upon entering, you are welcomed into a beautiful lounge that exudes warmth and style, perfect for relaxing or entertaining guests. The kitchen/diner is equally impressive, offering a spacious area for family meals and gatherings. The current owners have taken great care to maintain the property, ensuring it is in ready-to-move-into condition, making it a true turn-key option.

The landscaped garden is a standout feature, providing a serene outdoor space for relaxation or play. Additionally, the property benefits from off-street parking, adding to the convenience of this lovely home. Situated in the highly sought-after Bilton area, this property boasts excellent road and transport links, making commuting a breeze. Local amenities, including the Asda Superstore, are just a stone's throw away, enhancing the appeal of this location.

With no chain involved, this home is not to be missed. A viewing is essential to fully appreciate all that this property has to offer. Whether you are starting your journey into homeownership or looking for a charming residence, this house is sure to impress.

## 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.

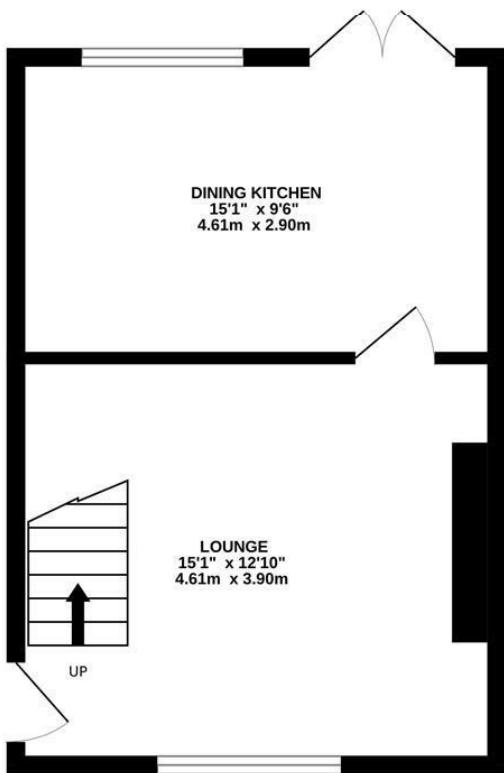
## TENURE

Symonds + Greenham have been informed that this property is Freehold

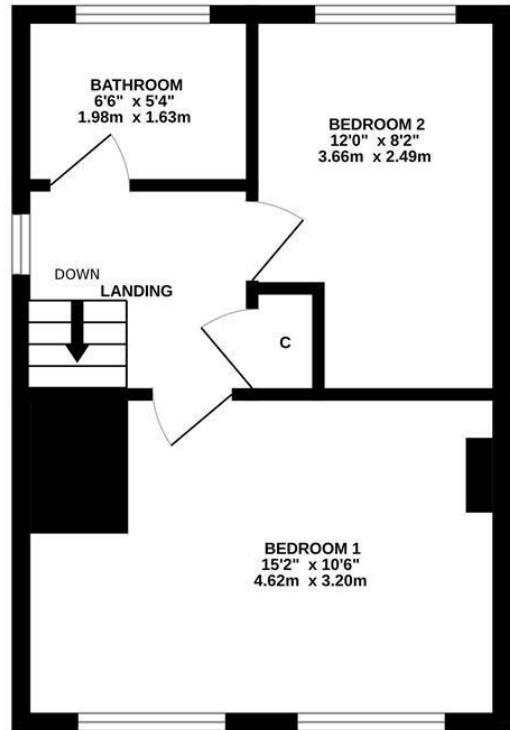
## VIEWINGS

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

## GROUND FLOOR



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

