



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 3 Philip Larkin Close, Hull, HU6 7FB

### Offers over £200,000

Symonds & Greenham are delighted to present this spacious four bedroom townhouse, ideally positioned on Philip Larkin Close in the popular and convenient HU6 area. Arranged over three floors and offering well proportioned, versatile accommodation throughout, the property makes an excellent family home. The location is a real selling point, situated just off Beverley Road and within easy reach of a wide range of local amenities, regular bus links and well regarded primary and secondary schools.

The ground floor comprises a welcoming entrance hall, WC and dining area positioned to the rear, with patio doors opening directly onto the garden and an adjoining kitchen creating a practical space for family life. An integral garage provides useful additional parking or storage.

To the first floor is a spacious living room alongside the primary bedroom, which benefits from its own en suite shower room and Juliet balcony. The top floor provides three further good sized bedrooms, offering plenty of flexibility for a growing family, guests or home working, together with the family bathroom.

Externally, the property enjoys a lovely enclosed rear garden with passageway access around the rear, providing a great space for relaxing and entertaining. To the front, a block paved driveway provides off street parking and access to the integral garage.

With four good sized bedrooms, excellent family accommodation across three floors and a popular, well connected location, this is a fantastic home with plenty to offer.

### 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 D.

### 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.

### FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### TENURE

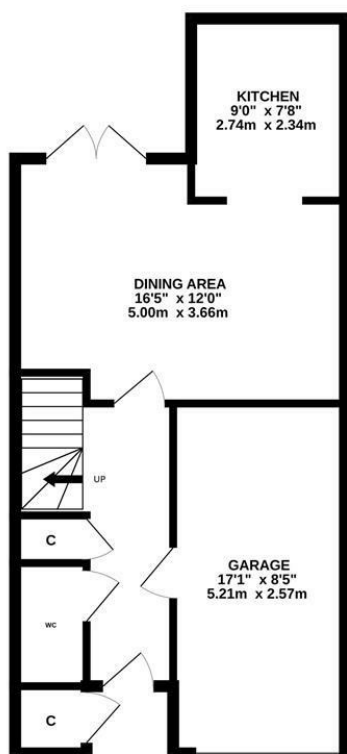
Symonds + Greenham have been informed that this property is Freehold.

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

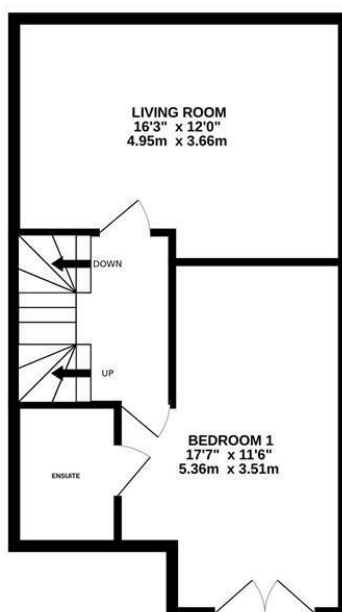
### VIEWINGS

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

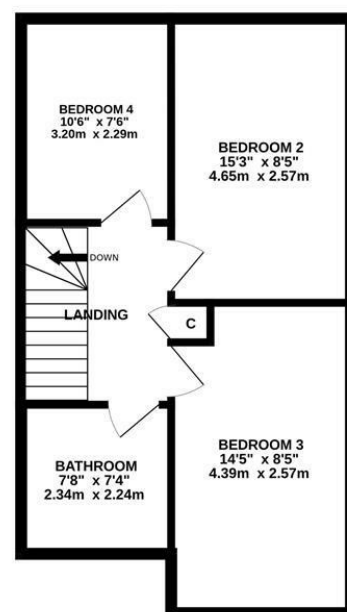
GROUND FLOOR



1ST FLOOR



2ND 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) <b>A</b>                          |  |                         | <b>81</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>65</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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>                                              |         | <b>81</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 |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |

