



SYMONDS + GREENHAM

Estate and Letting Agents



8 Greylees Avenue, Hull, HU6 7YG

£135,000

REFURBISHED TWO BEDROOM SEMI DETACHED BUNGALOW - BEAUTIFULLY PRESENTED - GARAGE AND OFF STREET PARKING - POPULAR LOCATION - NO ONWARD CHAIN!

Tastefully refurbished to the highest standard, this beautiful two-bedroom semi detached bungalow on the popular Greylees Avenue offers an exceptional living experience. Located within close proximity to a range of local amenities, including shops and supermarkets, and boasting excellent transport links, it combines convenience with comfort.

As you step inside, you'll immediately notice the open plan living space, seamlessly connected to the adjoining kitchen. This space has been meticulously designed, ensuring a harmonious balance of aesthetics and functionality. The inclusion of a brand new bathroom adds an extra touch of modern luxury to this lovely home. The property comprises two generously sized bedrooms, ensuring ample space for a variety of living arrangements.

Outside, the property boasts a spacious rear garden, perfect for enjoying the outdoors and perhaps indulging in some gardening. There's also a garage and a side drive, offering the convenience of off street parking. With its exquisite interior and practical exterior, this bungalow is the epitome of refined living.

DON'T DELAY...BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

a welcoming hall way

BATHROOM

a beautiful bathroom suite with low level w/c, pedestal hand basin, heated towel rail and panelled bath with overhead shower attachment, with tiles to splash back areas



BEDROOM 1

12'0 x 10'0 max (3.66m x 3.05m max)

a spacious primary bedroom



BEDROOM 2

9'2 x 7'6 max (2.79m x 2.29m max)

another good sized bedroom



LIVING ROOM

16'10 x 11'0 max (5.13m x 3.35m max)

a fantastic open living space with sliding door to...



KITCHEN

8'6 x 6'6 max (2.59m x 1.98m max)

a brand new kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with induction hob and overhead extractor fan, integrated fridge freezer and plumbing for washing machine



OUTSIDE

a spacious rear garden mainly laid to lawn with garage and hedge border, enclosed by timber fencing with iron gate



GARAGE

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.

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
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (46.9 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			90
(81-91) B			
(69-80) C			
(55-68) D		72	
(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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	