



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **63 Attringham Park, Hull, East Yorkshire HU7 3GL**

### **£185,000**

THREE BED END TERRACED - STYLISHLY PRESENTED THROUGHOUT - IDEAL STARTER HOME - OFF STREET PARKING TO REAR - CLOSE TO VILLAGE GREEN AND LOCAL AMENITIES - POPULAR HU7 LOCATION

Located in the popular Attringham Park development, this beautifully presented three bedroom end terraced home offers modern, move in ready accommodation just a short walk from the village green and within easy reach of local shops, schools and amenities.

The ground floor comprises a welcoming entrance hall, a bright and comfortable living room, a well equipped kitchen and a convenient downstairs WC, providing a practical layout for everyday living.

To the first floor are three generously sized bedrooms and a modern family bathroom, making it ideal for a growing family or those looking for additional space.

Externally, the property benefits from a fantastic rear garden, perfect for outdoor enjoyment, along with the added convenience of off street parking.

This is a superb opportunity to secure a stylish, low maintenance home in a sought after location. Early viewing is strongly recommended.

**BOOK YOUR VIEWING NOW!**

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **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.

### **VIEWINGS**

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

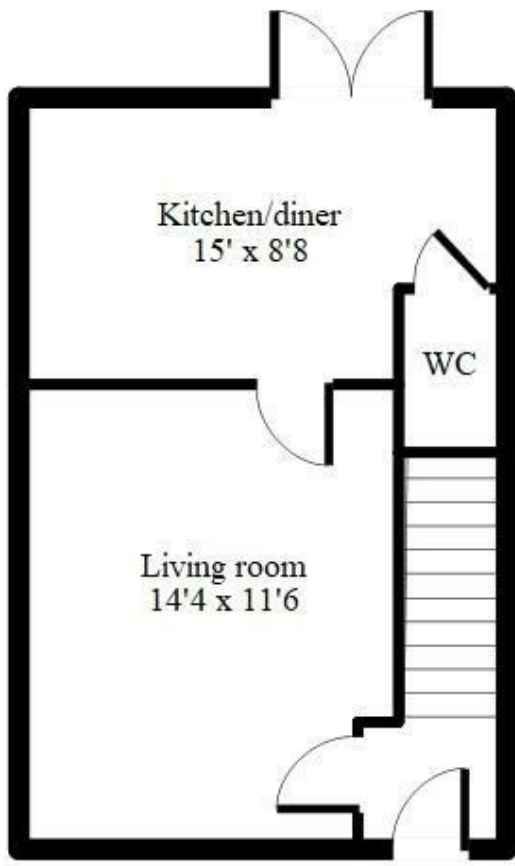
### **TENURE**

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

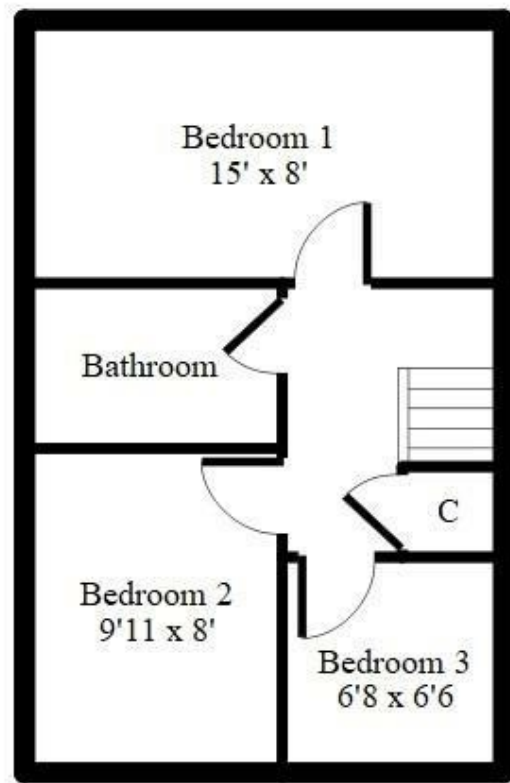
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band B.



Ground floor



First floor

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | 92                      |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            | 78                      |
| (55-68) <b>D</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                  |                         |
|---|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>  | 98                      |
| (81-91) <b>B</b>  | 86                      |
| (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 |

