



SYMONDS + GREENHAM

Estate and Letting Agents



67 Needlers Way, Hull, HU5 1DE

£115,000

FANTASTIC TWO BED SEMI - QUIET HU5 LOCATION - SECLUDED REAR GARDEN - WELL PRESENTED THROUGHOUT - OFF STREET PARKING

Located on Needlers Way in a quiet and sought after residential area of HU5, this well presented two bedroom semi detached home offers the perfect blend of comfort and convenience. Positioned just a short distance from a wide range of local amenities including shops, cafes, and excellent transport links, the property would be ideal for first time buyers, downsizers or investors alike.

The ground floor comprises a welcoming entrance hall leading into a bright and spacious living room, a well proportioned kitchen with ample dining space and a convenient downstairs WC. Upstairs, there are two excellent bedrooms, both generous in size and a modern family bathroom, all finished to a high standard.

Externally, the home benefits from a fantastic secluded rear garden that provides the perfect space to relax or entertain, along with a low maintenance front garden. The property also comes with the added advantage of two allocated parking spaces located in a private car park, offering valuable off street parking. This is a lovely home in a peaceful setting that is ready to move into.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

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

ENTRANCE HALL

with stairs to first floor and door to...

LIVING ROOM

13'5 x 9'7 max (4.09m x 2.92m max)

a lovely, well presented living room with feature fireplace, under stairs storage cupboard and door to...

KITCHEN

13'5 x 10'9 max (4.09m x 3.28m max)

a spacious, modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine, space for tumble dryer and space for fridge freezer, with French doors to the rear garden and door to the...

W/C

with low level w/c and floating sink basin

FIRST FLOOR

LANDING

BEDROOM 1

10'3 x 9'9 max (3.12m x 2.97m max)

a fantastic primary bedroom with fitted wardrobes

BEDROOM 2

12'2 x 6'9 max (3.71m x 2.06m max)

another good sized bedroom

BATHROOM

with low level w/c, sink basin and panelled bath with waterfall shower and hand held attachment, with tiles to splash back areas

OUTSIDE

a fantastic, secluded rear garden mainly laid to lawn with paved patio, built in planters and side access leading to the front of the house, enclosed by timber fencing

PARKING

The property benefits from two allocated parking spaces in the nearby car park

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.

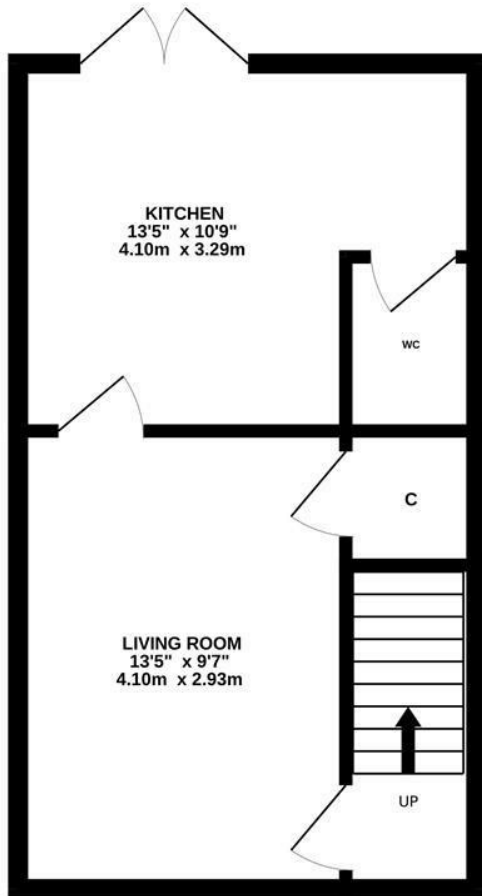
TENURE

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

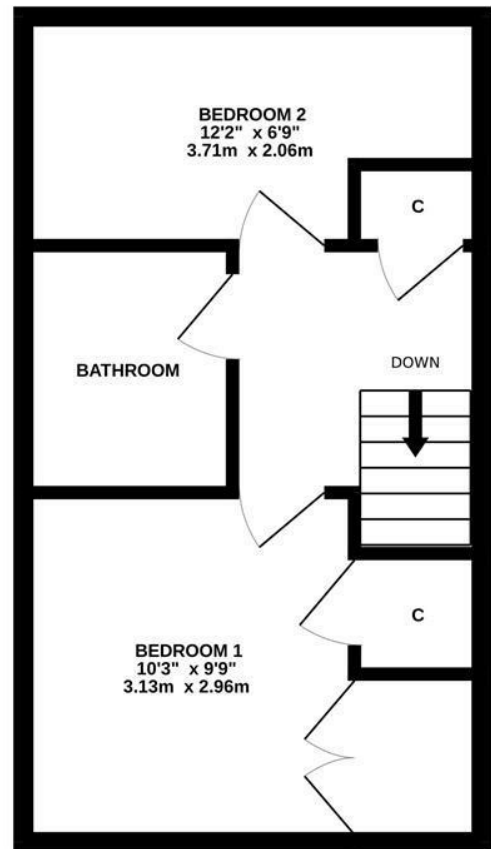
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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	
72	75
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	

