SYMONDS + GREENHAM

Estate and Letting Agents









20 Laxthorpe, Hull, HU6 9EG
£95,000

Symonds and Greenham are delighted to present this well presented three bedroom end terraced property, situated on Laxthorpe, just off Hall Road in the popular Orchard Park area. Positioned in a quiet residential location with regular bus routes and local amenities close by, the property offers spacious accommodation throughout and occupies an excellent sized plot with off road parking and gated vehicle access. Recent improvements include new carpets and a recently installed composite entrance door, allowing the next owner to move straight in and enjoy.

The accommodation begins with a welcoming entrance hall and convenient ground floor WC. The modern kitchen opens into a generous dining area, creating a sociable and practical space with the staircase rising to the first floor and sliding doors providing direct access onto the rear garden.

A good sized separate living room provides a comfortable main reception space, complete with a focal fireplace.

To the first floor are three excellent sized bedrooms, offering plenty of flexibility for families, alongside a well appointed family bathroom.

Outside, the property really benefits from its generous plot. The excellent sized rear garden provides plenty of outdoor space, while gated vehicle access and off street parking add further practicality.

With spacious accommodation, three well proportioned bedrooms, recent improvements and a particularly generous plot, this is a fantastic home that is likely to appeal to a wide range of buyers.

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. Please note, this property is non standard construction.

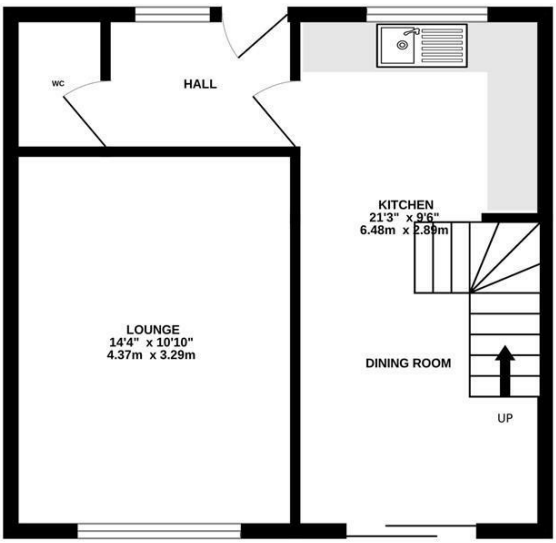
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

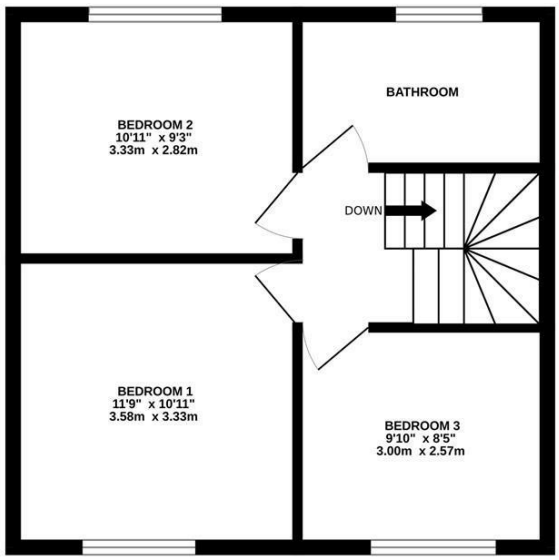
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.

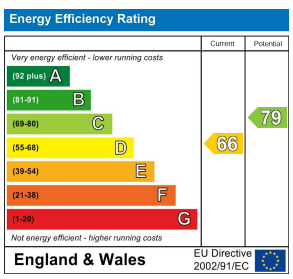


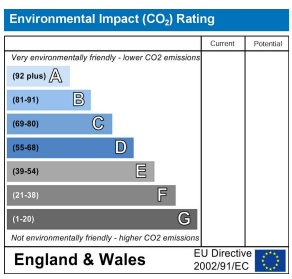
1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

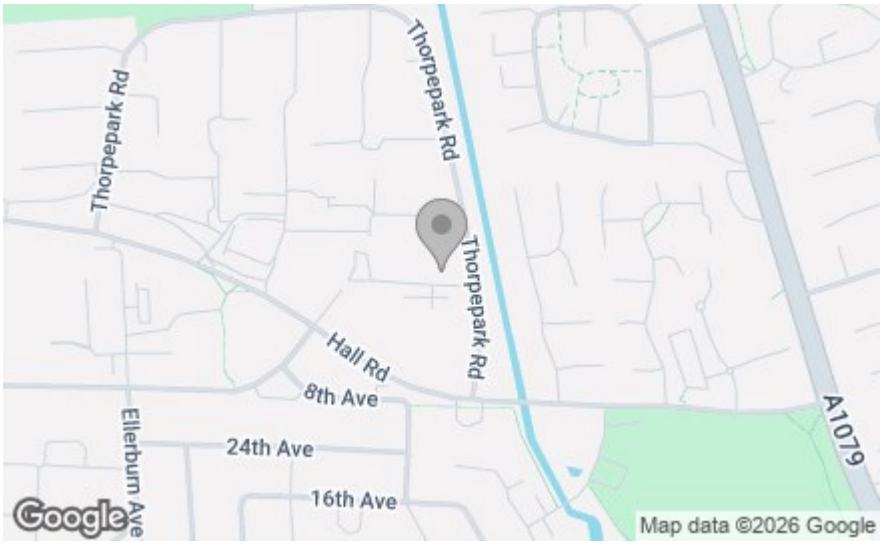


TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

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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