



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **38 Manvers Street, Hull, East Yorkshire HU5 2HW**

### **Offers over £75,000**

**TWO BED END TERRACED HOME - PERFECT FOR AN INVESTOR OR A FIRST TIME BUYER - READY TO MOVE INTO - TWO DOUBLE BEDROOMS - NO CHAIN**

This end-terraced home is situated off Newland Avenue close to well regarded schools and a host of local amenities including grocery stores, cafe bars and restaurants. The property would be perfect for an investor due to the high demand for rental properties in the area but could equally be suitable for a first time buyer with no work required. The property is available with no on-wards chain and briefly comprises living room, kitchen, two double bedrooms and bathroom.

**DON'T MISS OUT ON THIS FANTASTIC PROPERTY...BOOK YOUR VIEWING ASAP!**



## GROUND FLOOR

### LIVING ROOM

12'8 max x 12'4 max (3.86m max x 3.76m max )

Spacious living room with bay window and open plan entrance to that...



### KITCHEN

12'8 max x 10'2 max (3.86m max x 3.10m max )

With a range of eye level and base level units with complementing work surfaces, integrated dishwasher, stainless steel sink and draining unit, electric oven, gas hob with overhead extractor fan, fridge freezer, stairs to the first floor and door to the rear lobby



### REAR LOBBY

With door to the rear garden, storage cupboard with plumbing for washing machine and door to the...

### BATHROOM

6'3 max x 8'2 max (1.91m max x 2.49m max )

A bright bathroom suite with low-level WC, Vanity hand basin unit, panelled bath with overhead shower attachment and mixer tap and tiles to splashback areas



## FIRST FLOOR

### BEDROOM ONE

12'8 max x 12'0 max (3.86m max x 3.66m max )

An excellent size double bedroom with fitted wardrobes and bay window



### BEDROOM TWO

11'4 ma x 9'8 max (3.45m ma x 2.95m max )

A second good-sized double bedroom with over stairs storage cupboard



## OUTSIDE

The property benefits from a rear yard.

#### **CENTRAL HEATING**

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

#### **DOUBLE GLAZING**

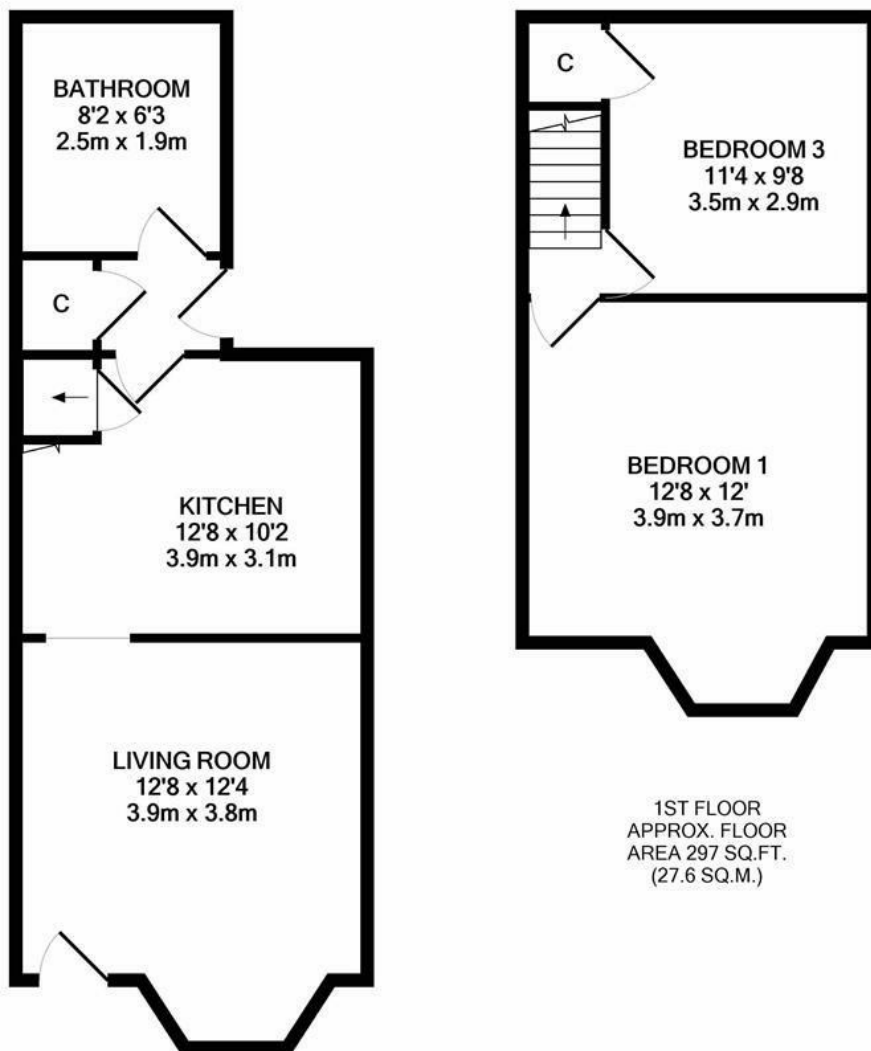
The property has the benefit of double glazing.

#### **VIEWINGS**

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

#### **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.

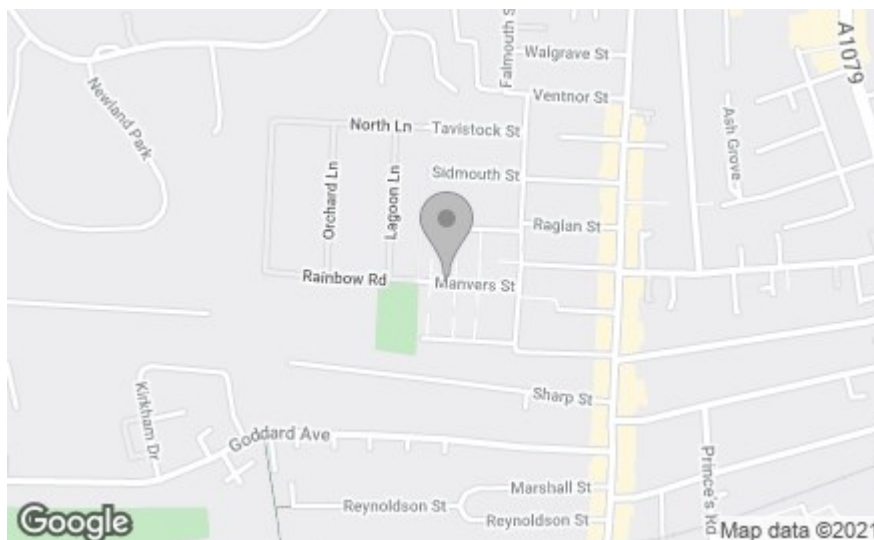



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC