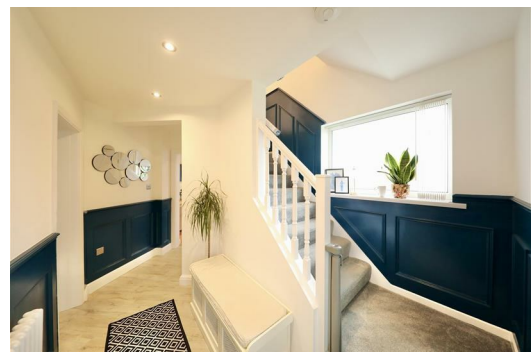




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **2 Howsham Close, Hull, HU9 4BB**

### **£150,000**

A beautifully presented semi-detached home on Howsham Close, offering an ideal opportunity for first-time buyers and growing families seeking style, comfort, and convenience. Finished to an impressive standard throughout, this turnkey property features three well-proportioned bedrooms and a contemporary family bathroom, creating a space that is both practical and effortlessly welcoming.

Set on a generous corner plot, the home enjoys excellent outdoor space with established front and rear gardens—perfect for relaxing, gardening, or giving children room to play. Off-street parking for multiple vehicles further enhances everyday ease, making this a standout option in a popular residential setting.

Inside, the open-plan lounge and dining area provides a warm, sociable hub for daily living and entertaining, complemented by tasteful décor that ensures the property is ready to enjoy from day one.

Families will particularly appreciate the superb location, just moments from Thanet Primary School.

Combining modern interiors, generous outdoor space, and a highly desirable position, this is a home that truly ticks all the boxes. Early viewing is strongly recommended.

#### **CENTRAL HEATING**

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

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **COUNCIL TAX BAND**

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

#### **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.

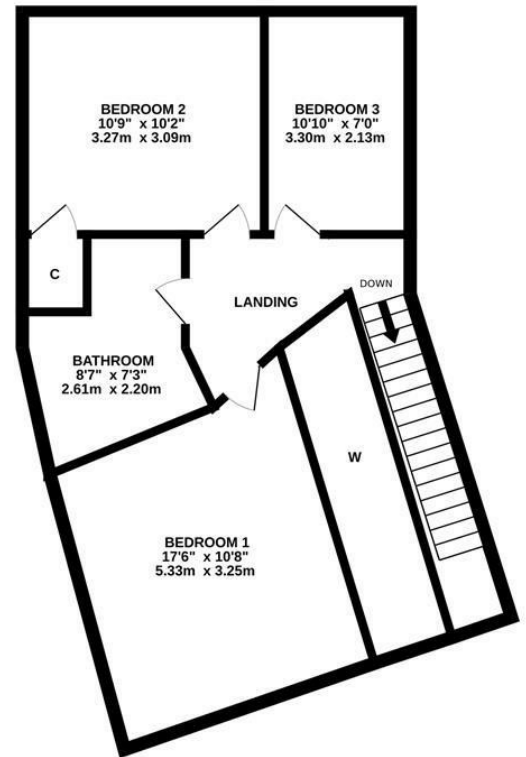
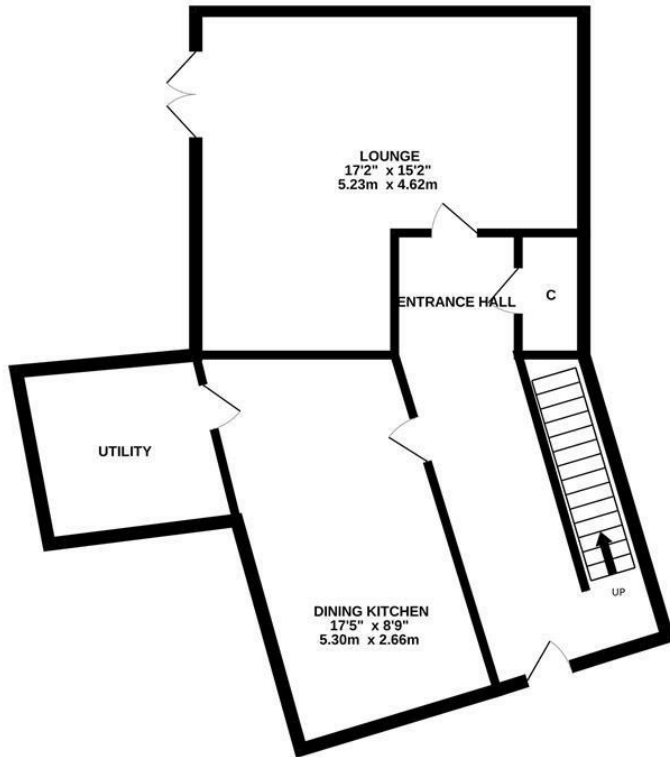
#### **DISCLAIMER**

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  
581 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



2 HOWSHAM CLOSE, HULL

TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (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 energy efficient - higher running costs |                         |
| England & Wales                             | 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>                                              |                         |
| (81-91) <b>B</b>                                                |                         |
| (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 |

