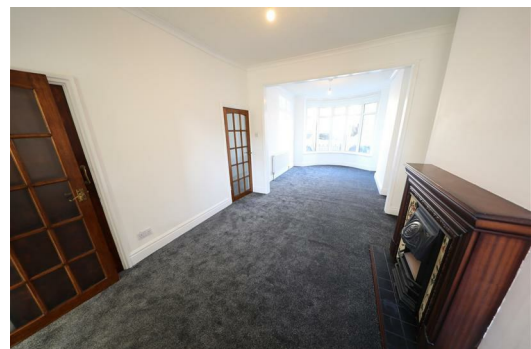




SYMONDS + GREENHAM

Estate and Letting Agents



81 Westminster Avenue, Hull, East Yorkshire HU8 9AG

Offers over £130,000

SUPERB FIRST TIME BUYER HOME - FULLY REFURBISHED AND DECORATED - STUNNING BRAND NEW KITCHEN AND BATHROOM - TWO DOUBLE BEDROOMS

This beautiful end terraced home has been decorated and refurbished by its current owners to an exceptional standard and must really be viewed to be appreciated! The property would ideally suit a first time buyer who is looking for a home to move straight into with no work required. The property is situated on Westminster Avenue close to well regarded schools and plenty of local amenities including supermarkets, restaurants and cafes and boasts a huge open plan living room/diner, a modern kitchen, convenient downstairs utility room and WC, two double bedrooms, a beautiful family bathroom and a south west facing rear yard that is quite the sun trap.

DON'T MISS OUT... BOOK YOUR VIEWING TODAY!!

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor

LOUNGE/DINER

11'1 max x 26'2 max (3.38m max x 7.98m max)

A well decorated, open plan lounge diner with electric fireplace, bay window, understairs storage cupboard and door to the kitchen



KITCHEN

9'10 max x 8'8 max (3.00m max x 2.64m max)

A brand-new modern kitchen with a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric oven, conduction hob with overhead extractor fan, plumbing for washing machine, space for fridge freezer and door to the utility room



UTILITY ROOM

9'1 max x 8'4 max (2.77m max x 2.54m max)

With downstairs WC and door to the rear garden



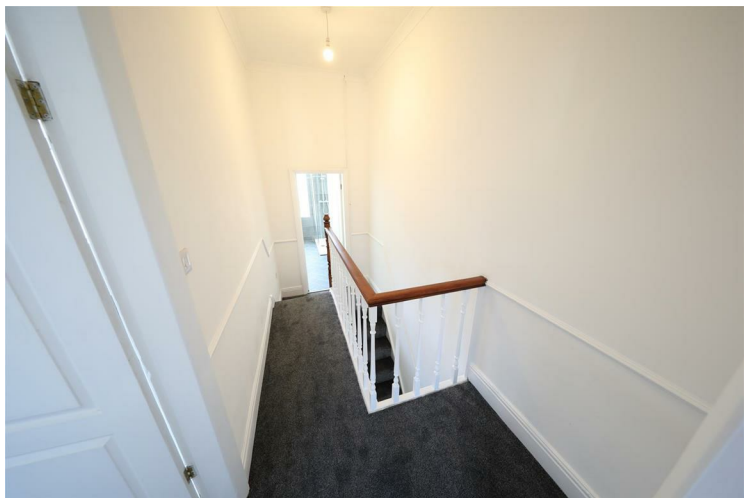
DOWNSTAIRS WC

A convenient downstairs WC with low-level WC and floating hand basin



FIRST FLOOR

LANDING



BEDROOM ONE

14'8 max x 13'7 max (4.47m max x 4.14m max)

An excellent size double bedroom with bay window



BEDROOM TWO

9'1 max x 11'10 max (2.77m max x 3.61m max)

A second good size double bedroom



BATHROOM

10'0 max x 9'1 max (3.05m max x 2.77m max)

A spacious bathroom suite with low-level WC, pedestal handbasin, standalone bath with shower attachment and mixer tap, walk in shower cubicle with overhead shower attachment, heated towel rail and tiles to splashback areas

OUTSIDE

Southwest facing rear garden is quite a sun trap. It is laid to concrete and enclosed by brick wall with a wooden gate leading to the shared side path

CENTRAL HEATING

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

DOUBLE GLAZING

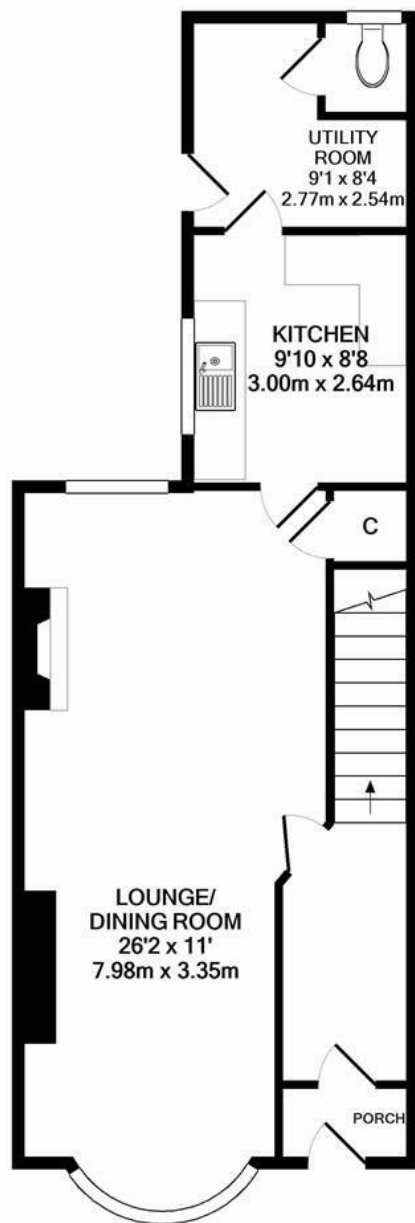
The property has the benefit of double glazing.

VIEWINGS

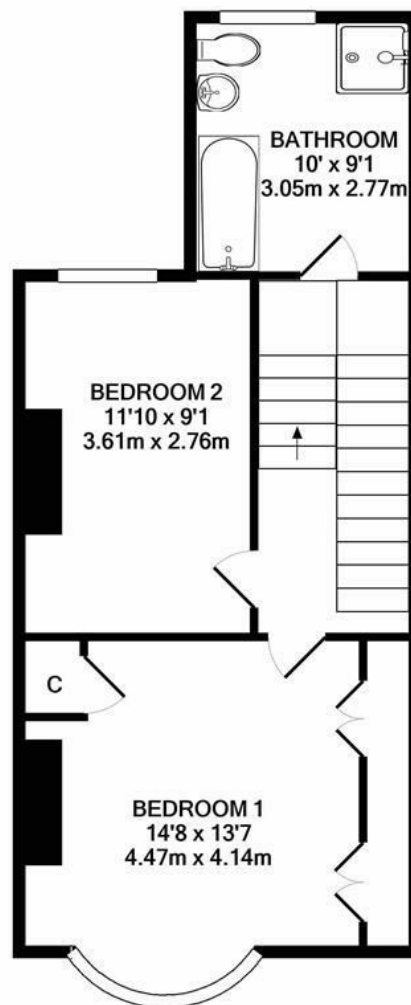
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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



1ST FLOOR

TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.5 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

