



SYMONDS + GREENHAM

Estate and Letting Agents



500 Stroud Crescent East, Hull, HU7 4QW

£80,000

CASH BUYERS ONLY - TWO SPACIOUS DOUBLE BEDROOMS AND FAMILY BATHROOM - WELL-APPOINTED KITCHEN, COMFORTABLE LOUNGE, AND DECKED GARDEN - CLOSE TO NORTH POINT SHOPPING CENTRE, SCHOOLS, AND TRANSPORT LINKS - NON STANDARD CONSTRUCTION

Nestled in the cul-de-sac of Stroud Crescent East in Bransholme, Hull, this mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. The property features a welcoming entrance lobby that leads into a well-appointed kitchen and a comfortable lounge, perfect for relaxing or entertaining guests.

On the first floor, you will find two generously sized double bedrooms, providing ample space for rest and relaxation. The family bathroom is conveniently located to serve both bedrooms, ensuring practicality for everyday living. One of the standout features of this property is its lovely garden, complete with a delightful decking area, ideal for enjoying the outdoors during warmer months or hosting gatherings with family and friends.

The location is particularly advantageous, as it is just a short stroll from the popular North Point Shopping Centre, which offers a variety of shops and amenities to cater to your daily needs. Additionally, the property is well-positioned for access to local primary and secondary schools, making it a great choice for families. Excellent transport links into and around the city further enhance the appeal of this home, ensuring that you are well-connected to all that Hull has to offer.

In summary, this property is a fantastic opportunity for those looking to enter the housing market or expand their investment portfolio. With its convenient location, spacious living areas, and lovely outdoor space, it is sure to attract interest. Don't miss your chance to view this delightful home.

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.

This property is non standard construction.

DOUBLE GLAZING

The property has the benefit of double glazing.

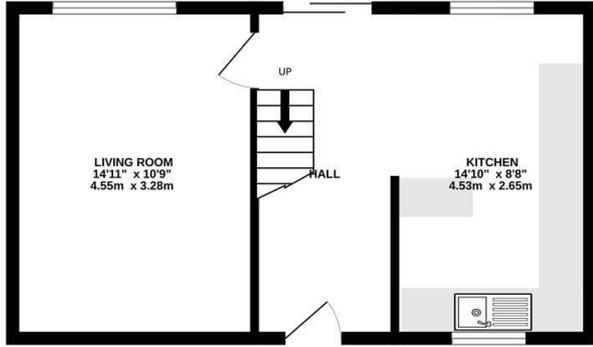
TENURE

Symonds + Greenham have been informed that this property is Freehold

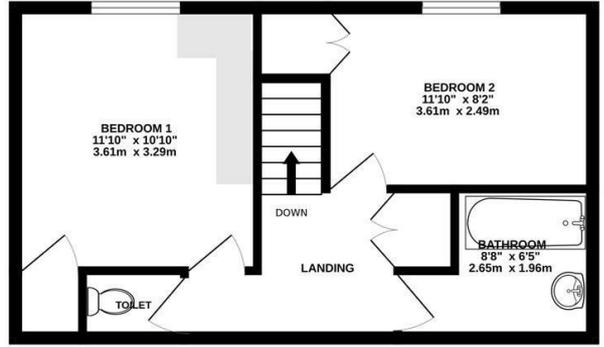
VIEWINGS

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

GROUND FLOOR

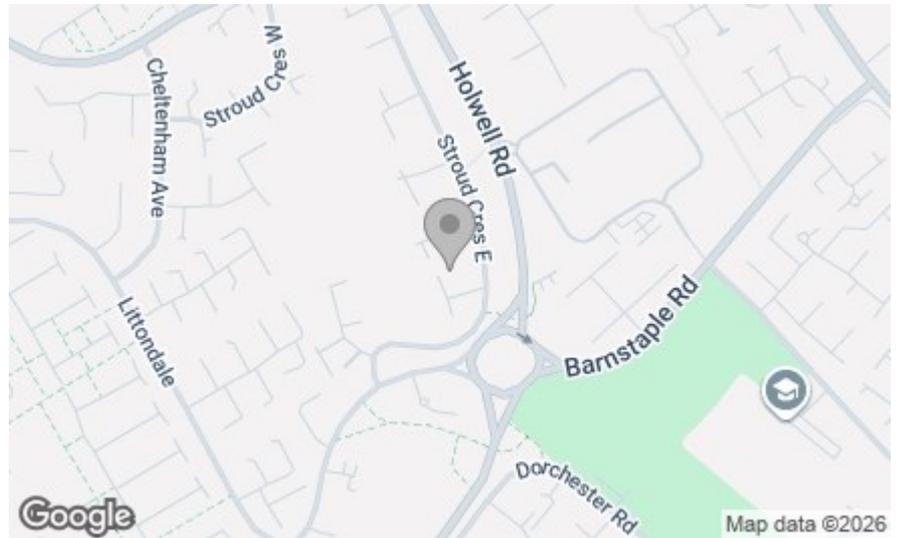


1ST FLOOR



TOTAL FLOOR AREA : 885sq.ft. (82.2 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) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	89
(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