



SYMONDS + GREENHAM

Estate and Letting Agents



6 Whitby Street, Hull, East Yorkshire HU8 7HN

Offers in excess of £65,000

TWO BEDROOM MID TERRACE PROPERTY - INVESTMENT OPPORTUNITY - ENORMOUS MAIN BEDROOM - LOW MAINTENANCE REAR GARDEN - VACANT POSSESSION

Symonds and Greenham are delighted to bring to the market this fantastic two bedroom mid terrace property. Situated on Whitby Street, this home is close to a wealth of local amenities found in and around the Holderness Road area, shops, supermarkets, cafes and pubs are all nearby as well as the Mount Pleasant retail park. Inside, this property offers plenty of space, comprising of an open plan lounge/dining room, a kitchen and a family bathroom downstairs, upstairs offers a massive main bedroom and a really generous second bedroom. Outside you will find a low maintenance rear garden mainly laid to artificial grass with an area of paving.

DO NOT DELAY, BOOK YOUR VIEWING!!!

GROUND FLOOR

LIVING ROOM

11'06 x 21'06 max (3.51m x 6.55m max)

A lovely family room with plenty of space for sofas and a dining table.



KITCHEN

12'06 x 6'05 max (3.81m x 1.96m max)

With a range of eye level and base level units with complimenting work surfaces, an integrated oven with a hob and an overhead extractor fan and plumbing for a washing machine.



BATHROOM

With a pedestal hand basin, a panelled bath with an overhead shower attachment, a low level WC and floor to ceiling tiles.



FIRST FLOOR

BEDROOM 1

23'00 x 10'07 max (7.01m x 3.23m max)

A truly enormous main bedroom, incredibly spacious and benefitting from good natural light.



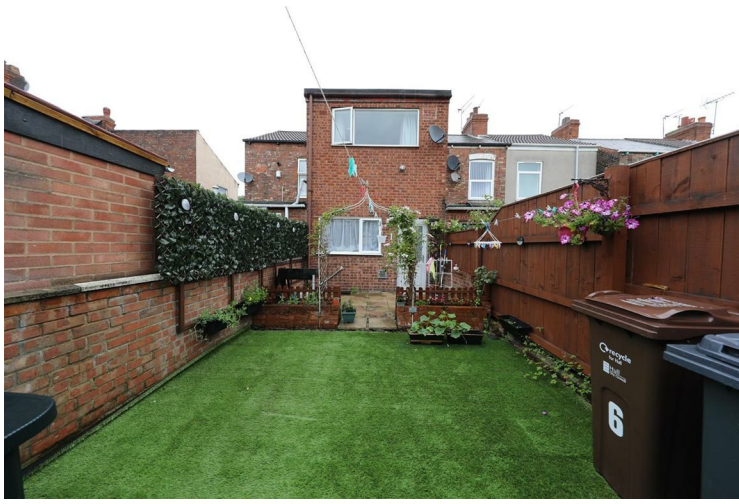
BEDROOM 2

11'04 x 11'06 max (3.45m x 3.51m max)



OUTSIDE

The rear garden benefits from artificial grass and an area of paving.



CENTRAL HEATING

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

DOUBLE GLAZING

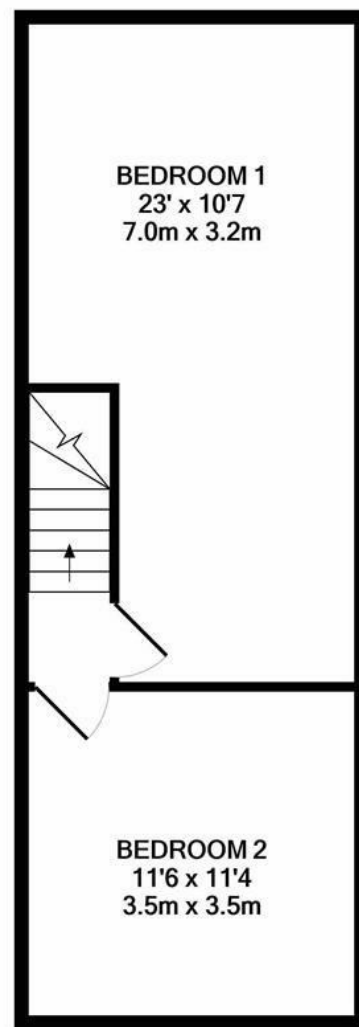
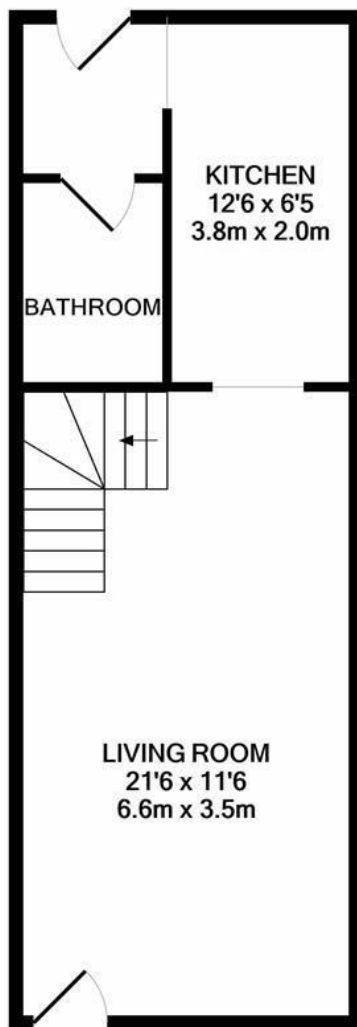
The property has the benefit of double glazing.

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.

VIEWINGS

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




GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 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

Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			67
(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			
(92 plus) A			
(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	