



SYMONDS + GREENHAM

Estate and Letting Agents



27 Viola Close, Hull, HU7 3FU

£179,950

FANTASTIC THREE BED SEMI - STYLISHLY PRESENTED THROUGHOUT - PRESENTED OVER THREE FLOORS - HIGHLY SOUGHT AFTER LOCATION - WONDERFUL OPEN VIEWS -

Situated on Viola Close in the highly sought after HU7 location, this stylishly presented three bedroom semi detached home offers modern living across three floors with fantastic open views. Ideally located, the property provides easy access to local amenities, schools and excellent transport links. The interior is beautifully maintained, offering a perfect blend of comfort and contemporary style, ideal for families or first time buyers.

The layout comprises a welcoming front porch, a spacious and inviting living room, a convenient w/c and a lovely modern kitchen on the ground floor. The first floor features two good sized bedrooms and a well appointed family bathroom, while the top floor is dedicated to a fantastic and generously sized primary bedroom, providing a private and peaceful retreat. Externally, the property boasts a fantastic low maintenance rear garden, perfect for relaxing or entertaining, with parking conveniently located at the rear. The front offers a small, low maintenance garden, adding to the home's attractive curb appeal. This is a wonderful opportunity to acquire a move in ready home in a prime residential area.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

PORCH

LIVING ROOM

14'6 x 11'8 max (4.42m x 3.56m max)

a spacious living room

W/C

with low level w/c and pedestal sink basin

KITCHEN

11'9 x 9'7 max (3.58m x 2.92m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, integrated fridge freezer and integrated washing machine and double doors to the rear garden

FIRST FLOOR

LANDING

BEDROOM 2

11'8 x 10'5 max (3.56m x 3.18m max)

a delightful double bedroom

BEDROOM 3

11'9 x 8'8 max (3.58m x 2.64m max)

another good sized bedroom

BATHROOM

with low level w/c, pedestal sink basin, heated towel rail and panelled bath with overhead shower attachment, with tiles to splash back areas

SECOND FLOOR

LANDING

with storage cupboard and door to...

BEDROOM 1

22'8 x 11'9 max (6.91m x 3.58m max)

an expansive primary bedroom

OUTSIDE

To the rear, the property boasts a fantastic rear garden with paving, planters and bark, enclosed by timber fencing.

To the front, the property boasts a low maintenance gravelled garden with paved path

PARKING

The property benefits from off street parking to the rear

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 C.

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

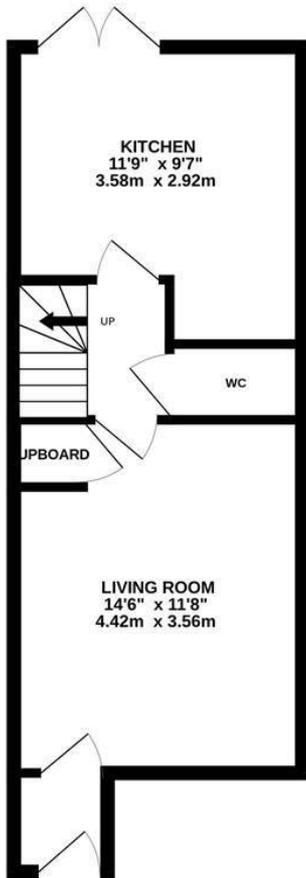
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

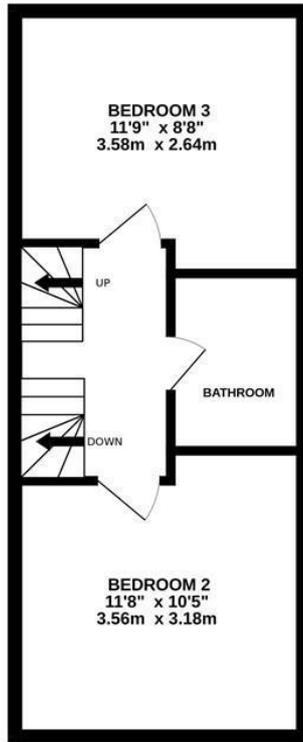
VIEWINGS

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

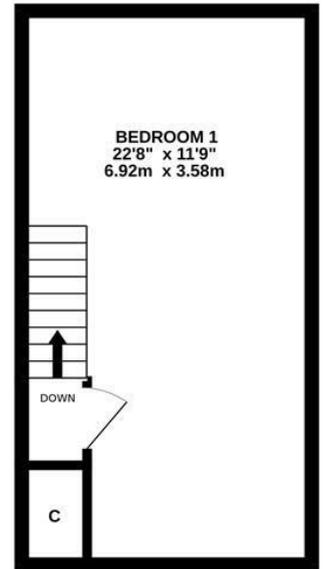
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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
83	93
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
England & Wales	EU Directive 2002/91/EC

