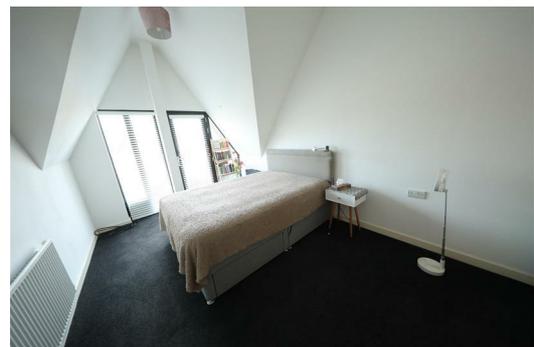




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **133 Woodcock Street, Hull, East Yorkshire HU3 5DT** **Offers in excess of £170,000**

**STUNNING THREE BED PROPERTY WITH BALCONY - WALK IN WARDROBE - NO ONWARD CHAIN**

Symonds and Greenham are delighted to welcome to the market this fantastic three bedroom terraced house. Located on Woodcock Street, close to a host of local amenities and with easy access to the city centre or the A63 / M62 motorway networks, this property would be perfect for a first time buyer or small family looking for a delightful family home ready to move into. Briefly comprising a hall way, modern kitchen and large living/dining room bursting with natural light to the ground floor along with a lovely primary bedroom with en-suite, utility room, walk in wardrobe, family bathroom and good sized third bedroom to the first floor. Bedroom two is situated on the second floor with doors leading onto the balcony. Externally the property benefits from a fantastic rear garden with a drive and a garage, providing plenty of off street parking.

**DO NOT DELAY...BOOK YOUR VIEWING TODAY!**

## GROUND FLOOR

### HALLWAY

with stairs to first floor and access to...

### KITCHEN

11'3 x 7' max (3.43m x 2.13m max)

with a range of eye and base level units with complementing work surfaces, sink and drainer unit, integrated oven with gas hob, plumbing for washing machine and space for fridge freezer



### LIVING ROOM

15'1 x 13'4 max (4.60m x 4.06m max)



### W/C

with low level w/c and pedestal hand basin



## FIRST FLOOR

### BEDROOM 1

15'9 x 10' max (4.80m x 3.05m max)

a good sized double bedroom with access to...



### EN SUITE

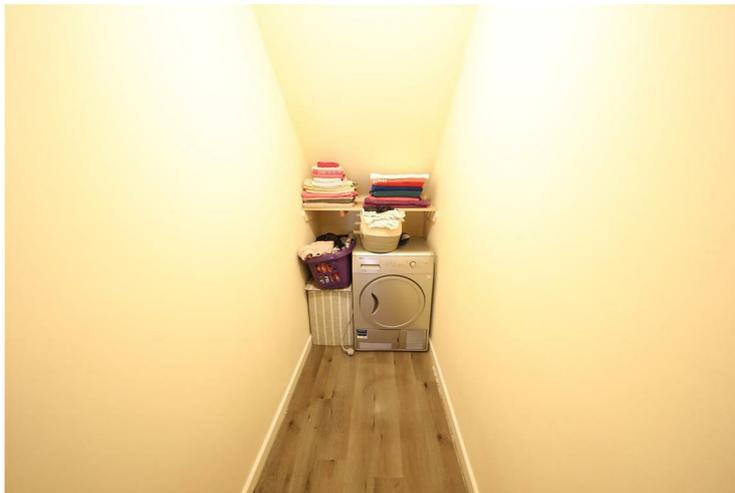
with low level w/c, pedestal hand basin and corner shower cubicle with tiles to splash back



### UTILITY ROOM

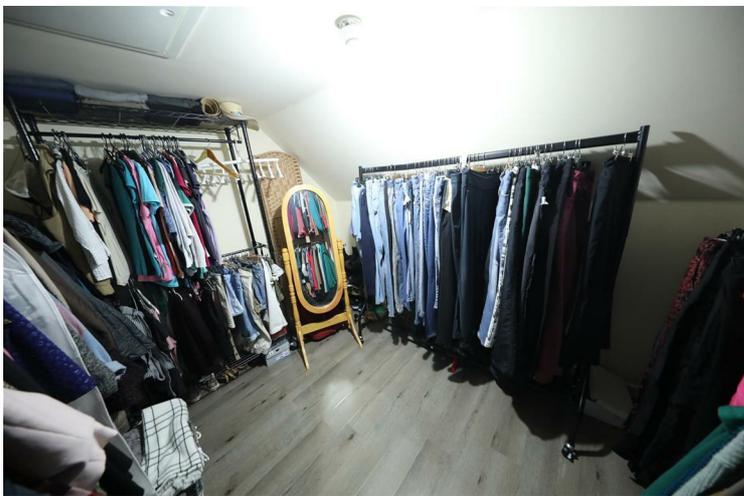
7'9 x 3'3 max (2.36m x 0.99m max )

with space for dryer



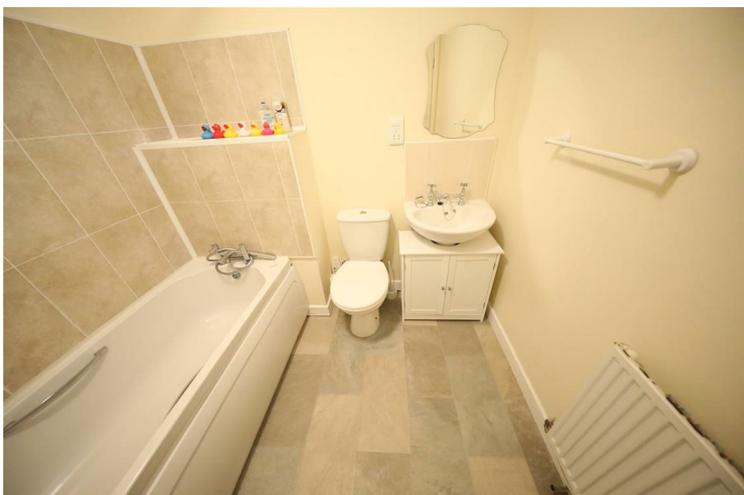
### WALK IN WARDROBE

9'8 x 8'3 max (2.95m x 2.51m max)



### BATHROOM

with low level w/c, sink basin with vanity unit and panelled bath with hand held shower attachment



### BEDROOM 3

13'5 x 6'6 max (4.09m x 1.98m max)

another good sized bedroom currently used as an office



### SECOND FLOOR

#### BEDROOM 2

16'6 x 9'8 (5.03m x 2.95m )

a spacious top floor bedroom



### OUTSIDE

mainly laid to lawn with plant border, patio area and gravelled path leading to the garage



### CENTRAL HEATING

The property has the benefit of gas central heating.

### COUNCIL TAX BAND

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

### 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

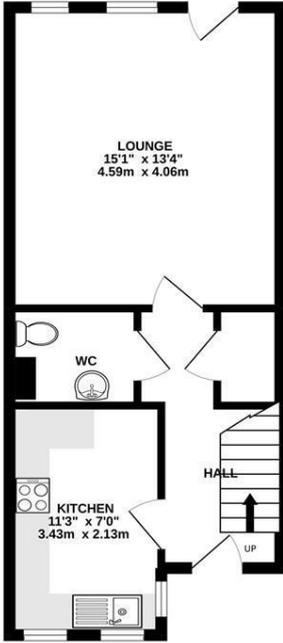
Symonds + Greenham have been informed that this property is Freehold.

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

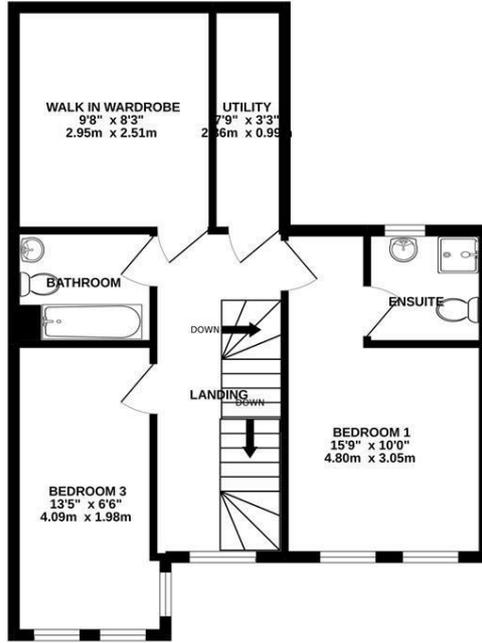
### VIEWINGS

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

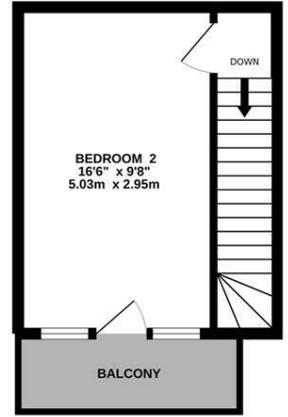
GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



2ND FLOOR  
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (115.9 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
80	90

Very energy efficient - lower running costs

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

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC