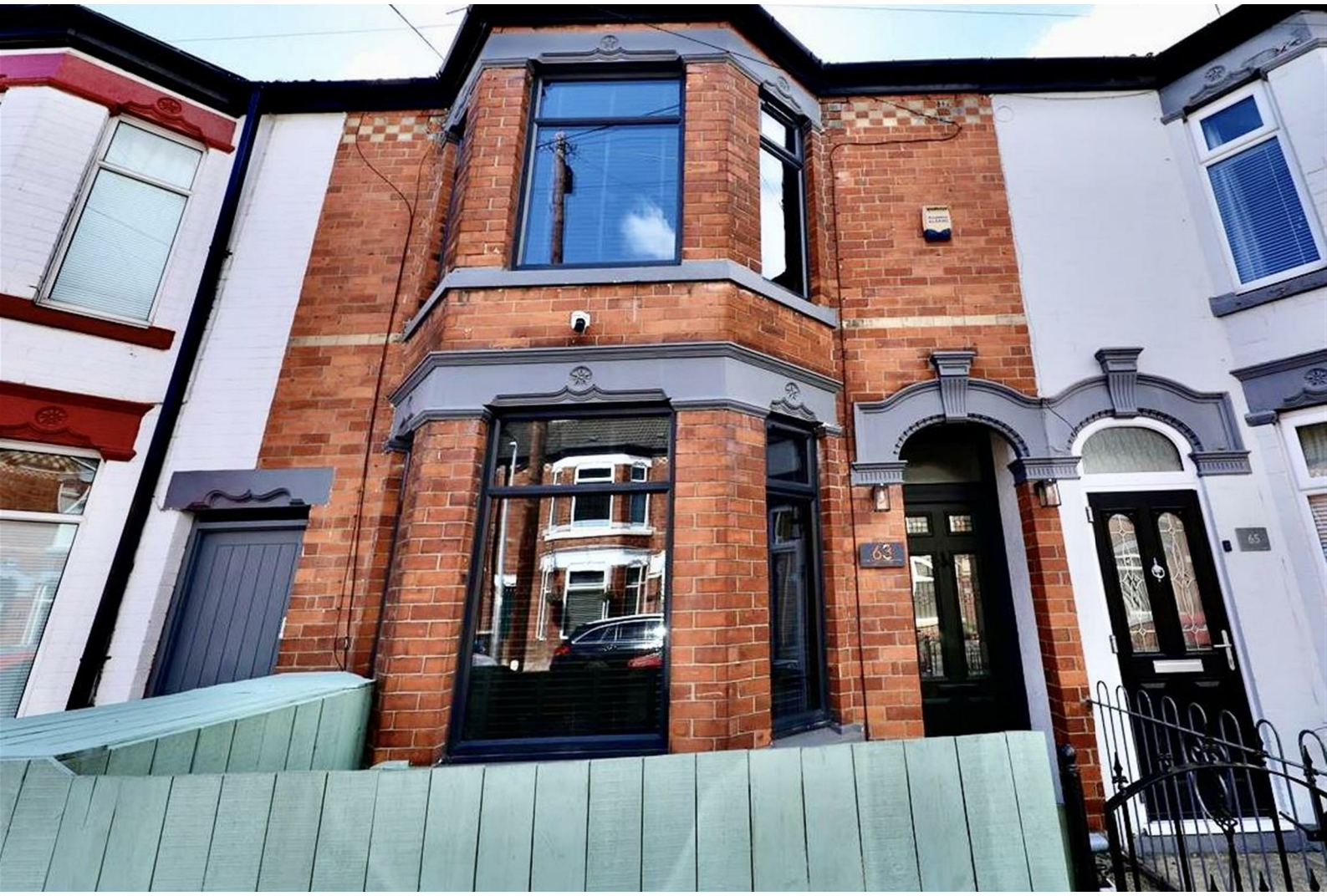
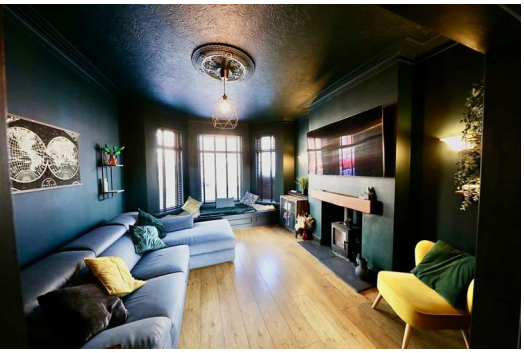
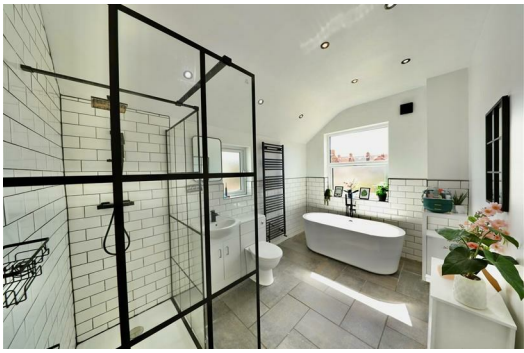
SYMONDS + GREENHAM

Estate and Letting Agents









63 Lee Street, Hull, HU8 8NN
£170,000

Symonds and Greenham are pleased to present this spacious and beautifully presented two bedroom mid terraced home with versatile loft space, ideally situated on Lee Street just off Holderness Road. The property enjoys an excellent position close to a wide range of local amenities, well regarded schools, and superb transport links, making it a fantastic choice for families seeking generous and versatile living space.

The home is tastefully styled throughout, blending modern finishes with original character features. The accommodation briefly comprises an inviting entrance hall leading into a bright and spacious open plan living room, complete with a bay window and feature log burner, flowing seamlessly into the dining room, creating an ideal setting for both everyday living and entertaining. The well appointed kitchen sits to the rear, complemented by a useful rear lobby providing utility and pantry space, along with a conservatory overlooking the garden, adding further flexibility and natural light.

To the first floor are two generously sized double bedrooms alongside a stunning family bathroom finished to a high standard, featuring underfloor heating for added comfort. The second floor hosts two further well proportioned rooms (not to loft regulations), offering excellent versatile space for children, guests, or home working.

Externally, the property boasts a delightful south east facing rear garden which is low maintenance and enjoys sunshine throughout the day, creating a perfect outdoor retreat and true sun trap. A gated passageway provides convenient access to the front of the property.

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.

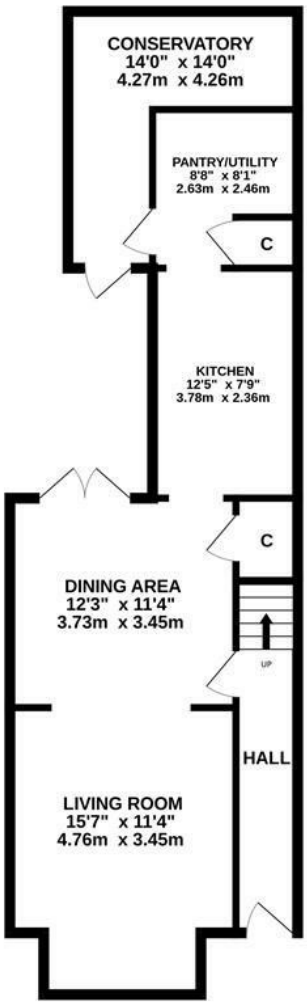
DOUBLE GLAZING
The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

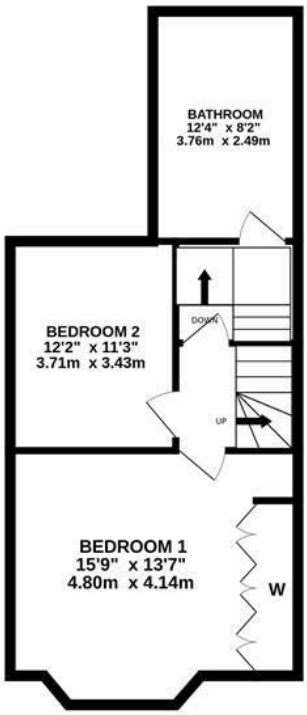
TENURE
Symonds + Greenham have been informed that this property is Freehold/Leasehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

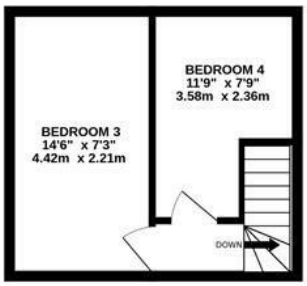
GROUND FLOOR



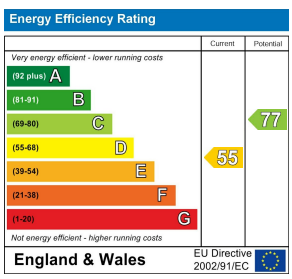
1ST FLOOR

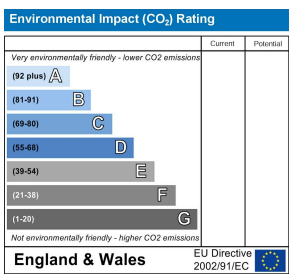


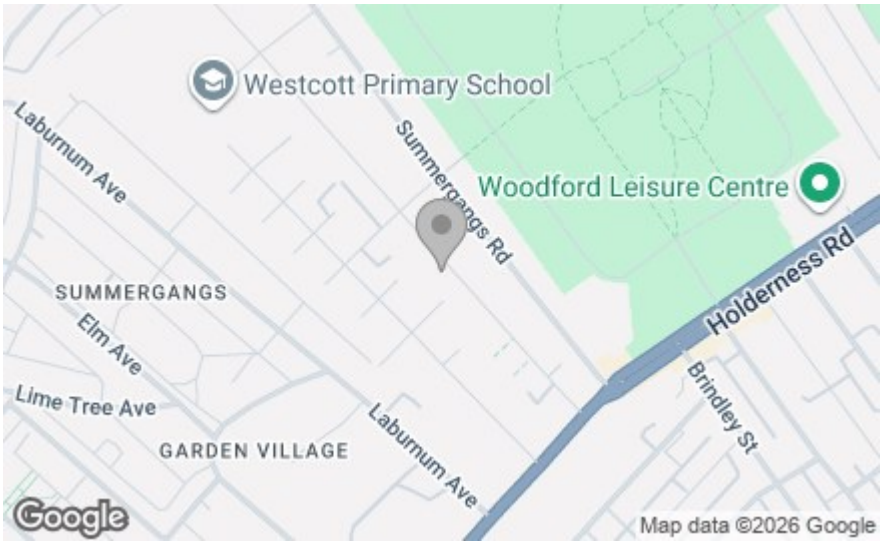
2ND FLOOR



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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