



SYMONDS + GREENHAM

Estate and Letting Agents



14 Catford Close, Hull, East Yorkshire HU8 0PZ **Offers over £115,000**

PERFECT FIRST TIME BUYER HOME - READY TO MOVE INTO - NO CHAIN INVOLVED - THREE DOUBLE BEDROOMS

This end of terrace home is located on Catford Close in East Hull close to well regarded schools and has good transport links to both Hull city centre and Holderness Road which is home to a Morrisons supermarket, East Park, Woodford Leisure centre and a range of retail outlets. The property would be perfect for a first time buyer but could also be suitable for a family. The property is available with no chain involved and boasts a 21 foot living room/diner, a stylish modern kitchen, three double bedrooms, a family bathroom with separate WC and a generous rear garden.

GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor, doorway to kitchen and door to...

LIVING ROOM/DINER

21' max x 11'1 max (6.40m max x 3.38m max)

With electric fire and French patio doors to rear garden



KITCHEN

10'6 max x 8'6 max (3.20m max x 2.59m max)

With a range of eyelevel and base level units with complementing worksurfaces, stainless steel sink and drainer unit, double electric oven, five ring gas hob with overhead extractor fan, space for fridge-freezer and plumbing for washing machine



BEDROOM 3

8'10 max x 8' max (2.69m max x 2.44m max)

With storage cupboard



FIRST FLOOR

BEDROOM 1

11'9 max x 11'4 max (3.58m max x 3.45m max)

With fitted wardrobes



BATHROOM

Pedestal handbasin, panelled bath with overhead shower, heated towel rail, floor to ceiling tiles



BEDROOM 2

11'10 max x 7'9 max (3.61m max x 2.36m max)

With storage cupboard

UPSTAIRS WC

With low-level WC

OUTSIDE

The front garden is mainly laid with gravel.

The rear garden mainly consists of a paved patio area with two brick outhouses.



CENTRAL HEATING

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

DOUBLE GLAZING

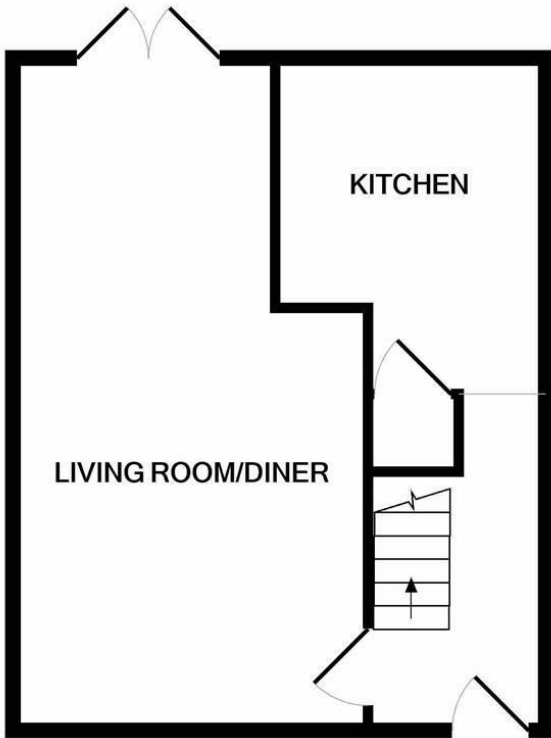
The property has the benefit of double glazing.

DISCLAIMER

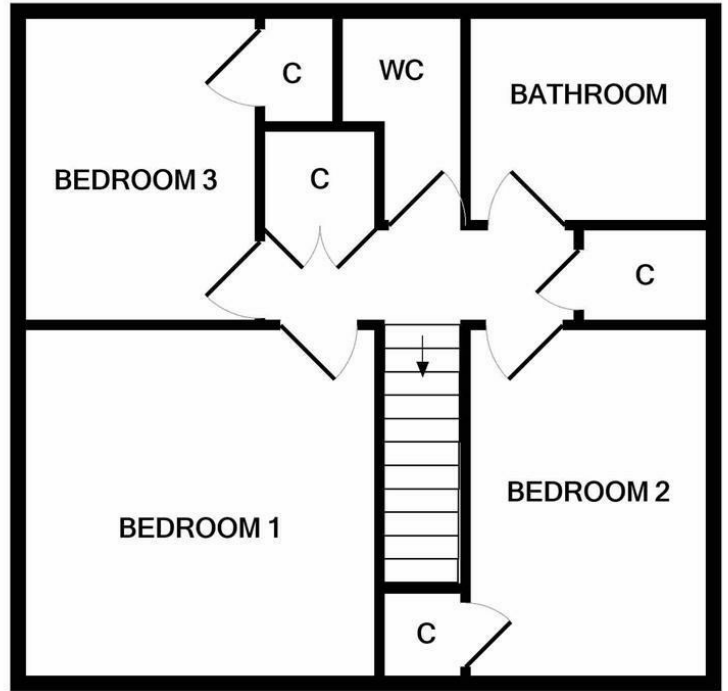
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



GROUND FLOOR



1ST FLOOR

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
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	79	(92 plus) A	
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

