



SYMONDS + GREENHAM

Estate and Letting Agents



31 Aisne Street, Hull, HU5 3SY

Offers over £165,000

SPACIOUS AND FULL OF CHARM, THIS THREE-BEDROOM END-TERRACE HOME BOASTS A COSY LOG BURNER, VERSATILE LOFT ROOM, PRIVATE WEST-FACING REAR GARDEN, OFF-STREET PARKING FOR TWO VEHICLES, AND NO ONWARD CHAIN.

Nestled on Aisne Street in Hull, this charming three-bedroom end-terrace house presents an excellent opportunity for those seeking a delightful family home. With no chain involved, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by a cosy lounge that exudes warmth and comfort, perfect for relaxing evenings. The sitting/dining room features a lovely log burner, creating an inviting atmosphere for family gatherings or entertaining friends. This space seamlessly leads to the kitchen, making it ideal for both cooking and socialising. The property features three generously sized bedrooms, providing ample space for family or guests. Additionally, a loft room offers further versatility, whether as a study, playroom, or extra storage. The family bathroom is conveniently located, ensuring practicality for everyday living.

Outside, the private west-facing rear garden is a true gem, offering a tranquil retreat with a beautifully maintained lawn. Bordered by allotments, this garden ensures privacy and a peaceful setting, perfect for enjoying sunny afternoons. The property also features off-street parking for two vehicles, adding to the convenience of this lovely home.

Situated just off Chanterlands Avenue, this residence enjoys a quiet residential position while being close to local shops, amenities, and transport links. This combination of comfort, convenience, and charm makes this end-terrace house an ideal choice for families or anyone looking to settle in a welcoming community. Don't miss the chance to view this impressive home!

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 "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.

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.

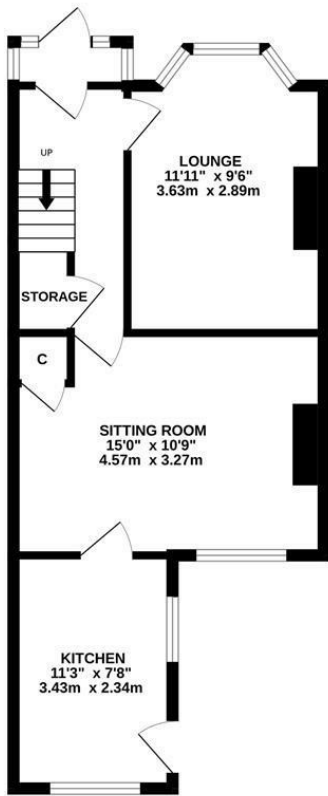
TENURE

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

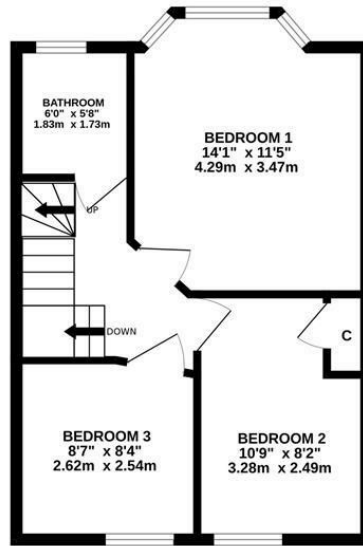
VIEWINGS

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

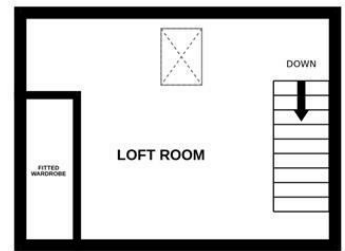
GROUND FLOOR



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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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	

