



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **10 Kings Bench Street, Hull, East Yorkshire HU3 2TU** **£77,999**

**THREE DOUBLE BEDROOMS - UPSTAIRS AND DOWNSTAIRS BATHROOM/SHOWER ROOM - SOUTH WEST FACING REAR GARDEN - EXCELLENT OPPORTUNITY TO PUT YOUR STAMP ON A PROPERTY**

This mid-terraced home is situated off Anlaby Road close to well regarded schools, local amenities, St Andrews Quay has with excellent transport links to Hull city centre. The property is in need of some refurbishment and decoration, but has been priced accordingly and would make an excellent purchase for an investor or a first time buyer looking to put their stamp on their first home. Internally it briefly comprises three double bedrooms and a family bathroom/en suite to the first floor and three excellent sized reception rooms, spacious kitchen and convenient downstairs WC and shower room to the ground floor along with a generous south west facing rear garden

**DONT MISS OUT.....BOOK YOUR VIEWING TODAY!!!!**



## GROUND FLOOR

### PORCH

With door to the...

### ENTRANCE HALL

With stairs to the first floor

### LIVING ROOM

11'5 max x 13'0 max (3.48m max x 3.96m max )

With bay window, electric fireplace and sliding doors to the...



### DINING ROOM

9'7 max x 12'7 max (2.92m max x 3.84m max )

With electric fireplace and door to the...



### SITTING ROOM

11'9 max x 10'2 max (3.58m max x 3.10m max )

With door to the...



### KITCHEN

6'7 max x 13'5 max (2.01m max x 4.09m max )

With a range of eye level and base level units with complementing work surfaces, space for fridge freezer, electric oven with conduction hob, stainless steel sink and drainer unit, plumbing for washing machine, door to the downstairs WC and door to the...



### SHOWER ROOM

Walk-in shower with overhead a shower attachment and tiles to splashback areas



### WC

With low-level WC

## FIRST FLOOR

### LANDING

With doors to all bedrooms

### BEDROOM ONE

16'10 max x 11'5 max (5.13m max x 3.48m max )

An excellent size double bedroom



### BEDROOM TWO

11'5 max x 12'1 max (3.48m max x 3.68m max )

A second good sized double bedroom



### BEDROOM THREE

9'6 max x 10'3 max (2.90m max x 3.12m max )

A third double bedroom with door to the...



### ENSUITE/FAMILY BATHROOM

With a level WC, pedestal hand basin, shower cubicle with overhead shower attachment and tiled to splashback areas



### OUTSIDE

The south-west facing rear garden is quite the sun trap providing an excellent space to spend time throughout the summer

### DOUBLE GLAZING

The property has the benefit of double glazing.

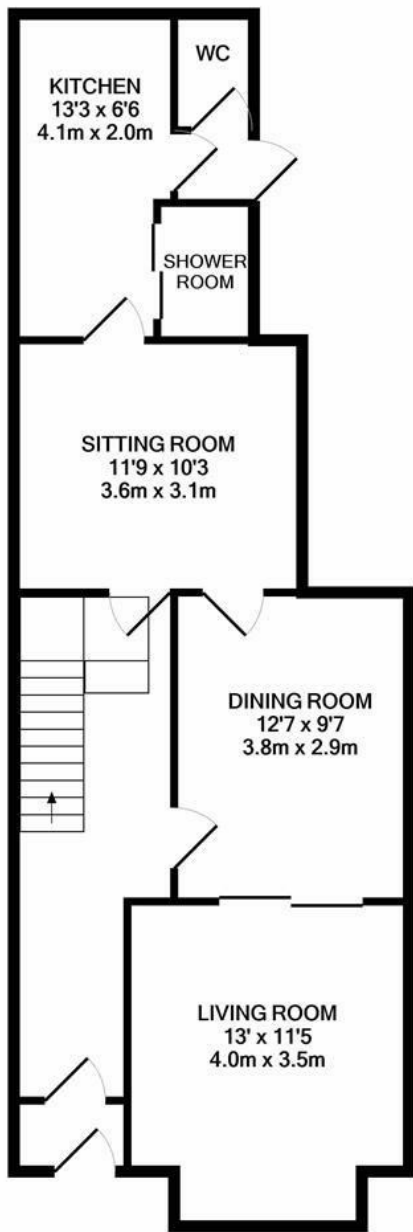
### VIEWINGS

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

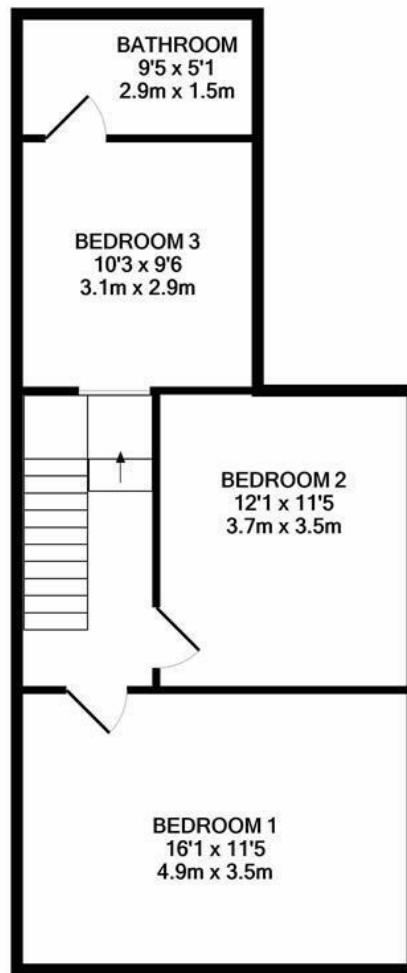
### DISCLAIMER

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 647 SQ.FT.  
(60.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 531 SQ.FT.  
(49.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1177 SQ.FT. (109.4 SQ.M.)

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	
Current	Potential
	<b>81</b>
<b>49</b>	

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