



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **6 Spring Grove, Hull, HU3 1JZ** **£950**

AVAILABLE NOW!

CALL NOW TO VIEW THIS 3 BEDROOMED, LINK DETACHED HOUSE WITH DRIVE & GARAGE !!!  
ELECTRIC CAR PORT IN THE GARAGE

This recently refurbished property is only moments away from numerous amenities and very close to Hull City centre.

The property comprises of Hallway, Spacious Lounge/Diner, Kitchen, Downstairs Toilet to the Ground Floor with patio doors leading out to the rear enclosed garden, With three double Bedrooms and Family Bathroom to the First Floor.

To the rear there is a large enclosed garden with lawn.

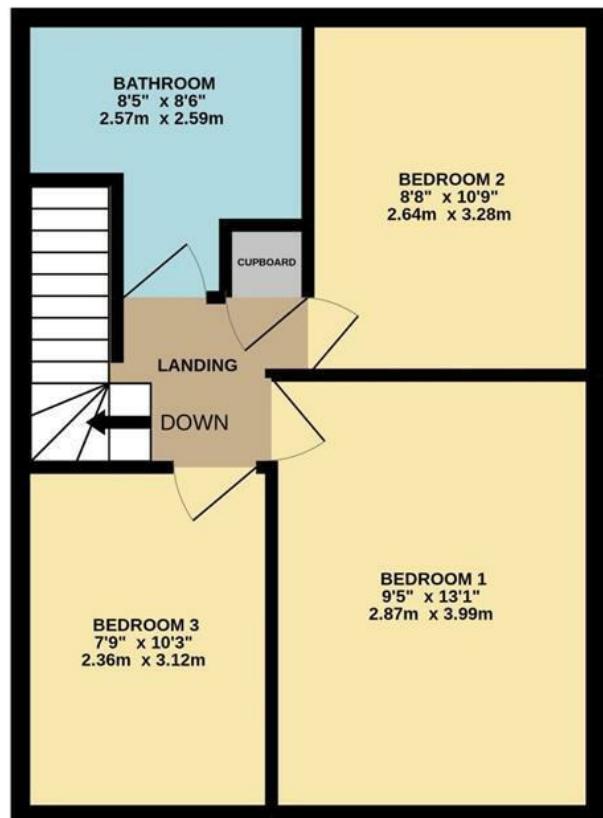
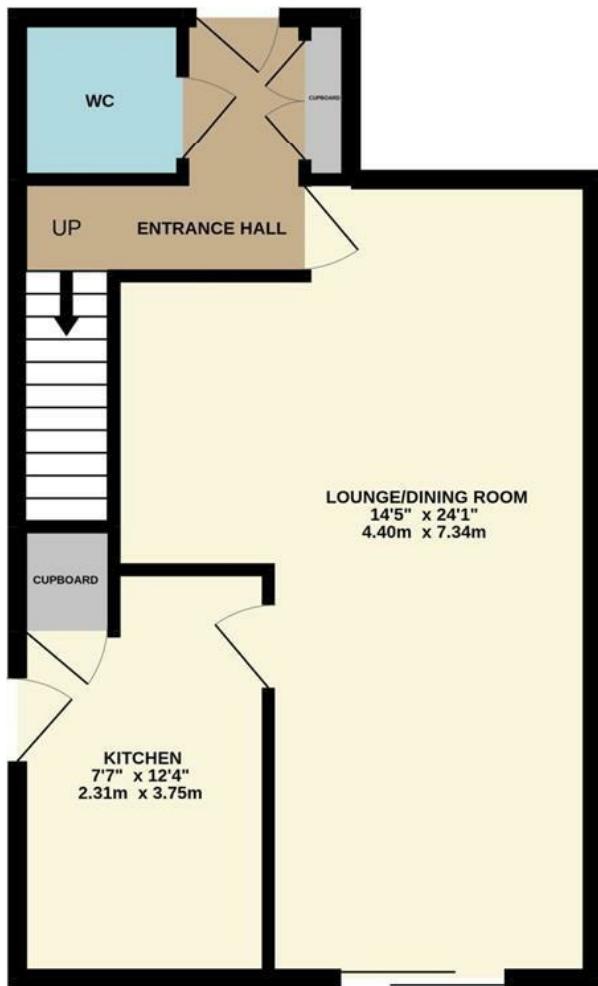
PLEASE NOTE, - Electric car charge port installed in the garage.

## COUNCIL TAX BAND

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

## VIEWINGS

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



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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412 Cottingham Road, Hull, HU6 8QE

Tel: 01482 444 200

headoffice@symondsandgreenham.com