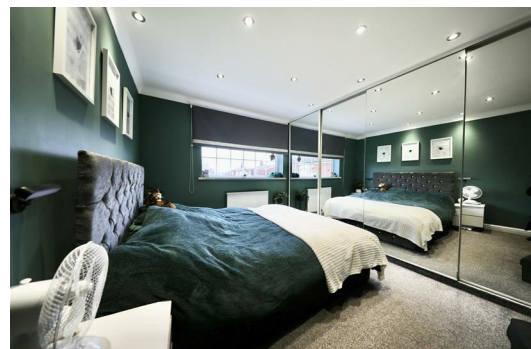




SYMONDS + GREENHAM

Estate and Letting Agents



53 Blythorpe, Hull, HU6 9HG

£120,000

Nestled in on Blythorpe, Hull, this delightful mid-terraced house on Orchard Park is a true find for families seeking a comfortable and stylish home. Featuring three spacious double bedrooms, this property is designed to accommodate modern living with ease. The bathroom is a standout feature, showcasing a luxurious three-piece suite complete with both a bath and a walk-in shower, perfect for unwinding after a long day.

The current owners have meticulously refurbished the home to an exceptional standard, ensuring it is ready for you to move in without any hassle. The inviting living room offers a warm atmosphere, ideal for relaxation and family gatherings, while the modern kitchen is both aesthetically pleasing and highly functional, catering to all your culinary needs.

The front of the house overlooks a small green area, providing a pleasant view and a sense of openness that enhances the property's appeal. The generous paved rear garden offers a wonderful outdoor space for entertaining or simply enjoying the fresh air.

Conveniently located near well-regarded schools and local amenities, this property benefits from excellent transport links to Hull city centre and Kingswood retail park, which features a supermarket, cinema, and a variety of shops and restaurants. On-street parking is readily available in the nearby cul-de-sac, adding to the convenience of this lovely home.

This property is undoubtedly one of the finest in the area and is a true credit to its current owners. If you are searching for a home that combines modern living with a welcoming atmosphere, this is a must-see. Don't miss the opportunity to make this lovely house your new 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 "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.

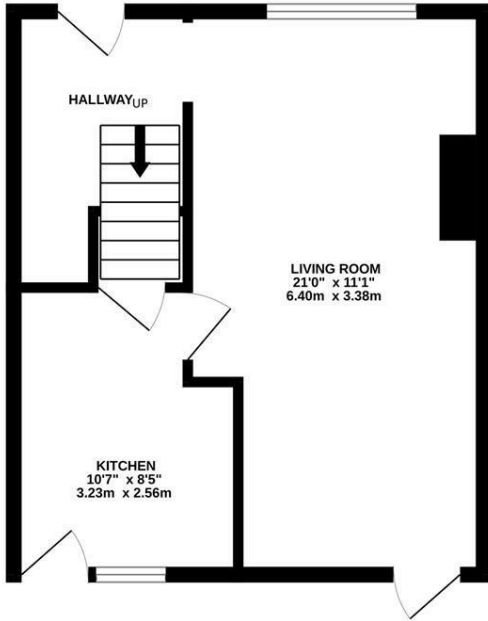
VIEWINGS

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

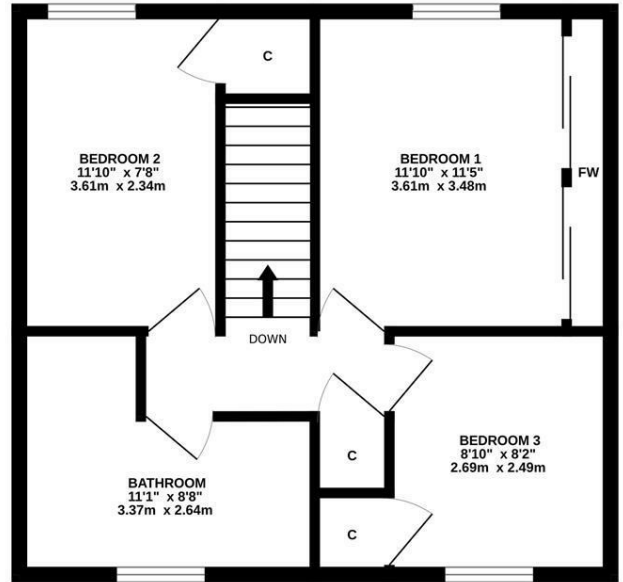
TENURE

Symonds + Greenham have been informed that this property is Freehold

GROUND FLOOR



1ST 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

