



SYMONDS + GREENHAM

Estate and Letting Agents



8 Cedar Grove, Hull, East Yorkshire HU9 2RZ

£80,000

Symonds and Greenham are delighted to present this spacious two bedroom end terraced property, tucked away on Cedar Grove just off Estcourt Street. Ideally positioned in a central HU9 location, the property is within easy reach of local amenities and regular bus routes, while being set back from the main street.

The accommodation begins with a welcoming entrance hall which opens into a generous open plan living and dining room, offering an excellent amount of space for everyday living and entertaining. Continuing through the property is the kitchen, with the ground floor completed by a bathroom.

Upstairs, the generous proportions continue with two excellent double bedrooms, making particularly good use of the first floor space.

Outside, the property has a gravelled front garden, while to the rear is a good sized enclosed yard.

Offering spacious accommodation and two excellent double bedrooms, the property would appeal to a wide range of buyers, particularly first time buyers, investors and those looking to downsize.

For potential investors you could expect to achieve a rental amount of £650 pcm for this property.

BOOK YOUR VIEWING!

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.

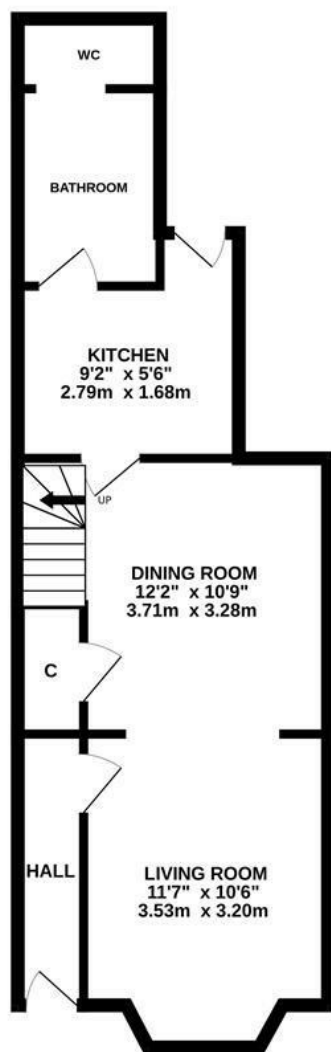
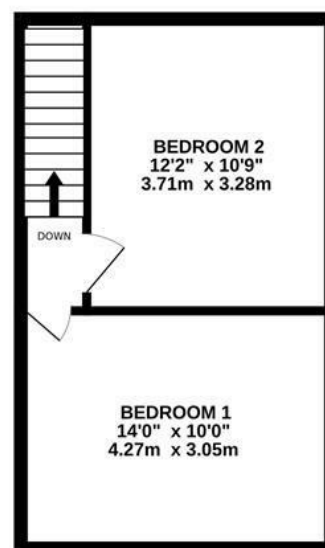
TENURE

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

If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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



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		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (82 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	England & Wales	EU Directive 2002/91/EC

