



SYMONDS + GREENHAM

Estate and Letting Agents



44 Grosvenor Road, Hull, HU7 3DS

£140,000

Captivating 2-Bedroom End Terrace Gem - Perfect for First-Time Buyers and Young Couples!

Discover the allure of this fantastic 2-bedroom end terrace property, an ideal haven for first-time buyers and young couples. Priced to sell, this residence boasts spacious accommodation with the comfort of gas central heating and double glazing throughout.

Upon entering, you're greeted by an inviting hallway leading to a thoughtfully designed living room seamlessly connected to a modern kitchen. Convenience is key with the added bonus of a downstairs WC.

Upstairs, revel in the generous proportions of the double bedrooms, offering a relaxing retreat. The well-appointed family bathroom completes the upper level.

Step outside to your private enclosed rear garden, a tranquil oasis perfect for unwinding or entertaining. Ample parking adds to the convenience, ensuring a stress-free return home.

Situated in a popular locale, this property is in close proximity to a wealth of local amenities, including shops, schools, and excellent transport links. Noteworthy features include the property being freehold, making it an appealing investment.

GROUND FLOOR

LOUNGE



KITCHEN



WC

FIRST FLOOR

BEDROOM 1



BEDROOM 2



BATHROOM



OUTSIDE



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

VIEWINGS

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

COUNCIL TAX

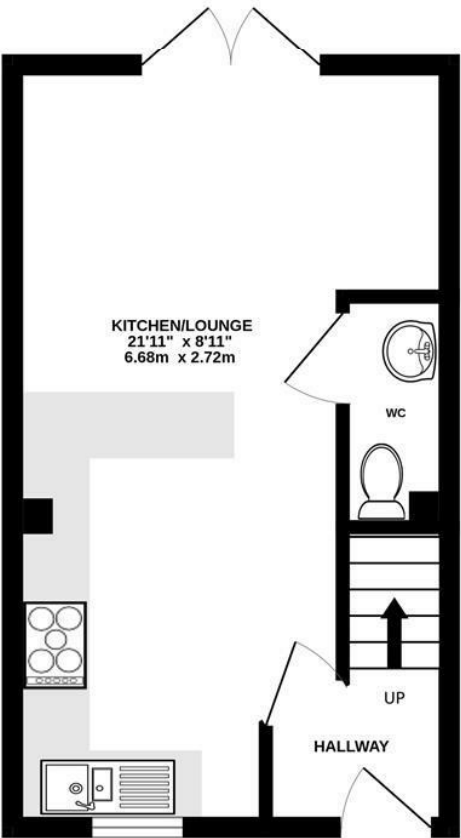
Symonds + Greenham have been informed that this property is in Council Tax Band B.

TENURE

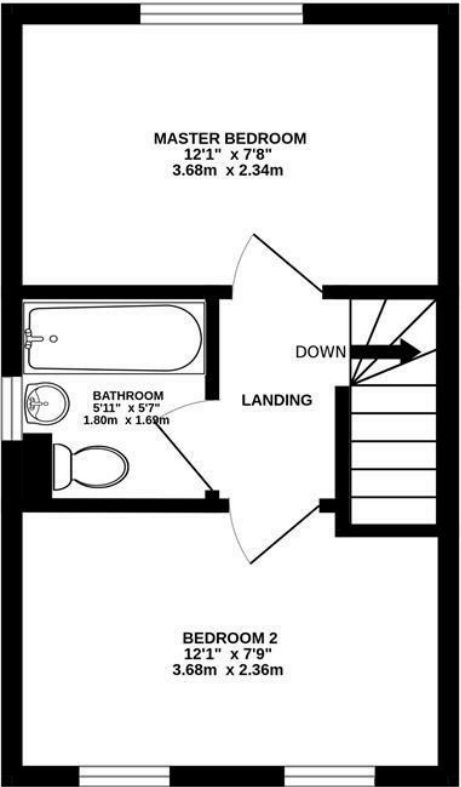
Symonds + Greenham have been informed that this property is Freehold.

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

GROUND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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	
(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	
(02 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

