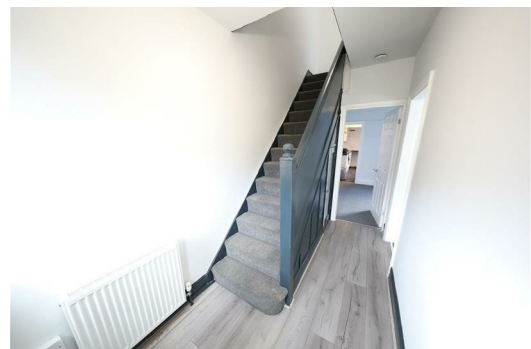




SYMONDS + GREENHAM

Estate and Letting Agents



18 Murrayfield Road, Hull, East Yorkshire HU5 4DW

Offers over £195,000

REFURBISHED FAMILY HOME WITH BRAND NEW KITCHEN AND BATHROOM, GENEROUS REAR GARDEN AND NO ONWARDS CHAIN!!!

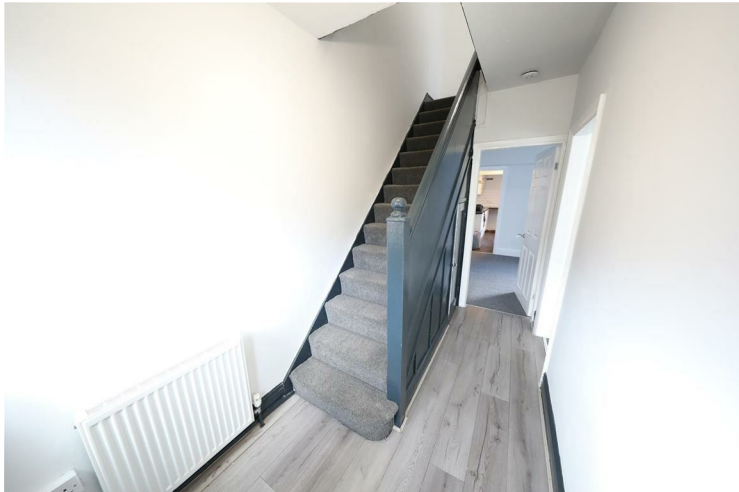
This mid-terraced home is located on Murrayfield Road off Chanterlands Avenue close to well regarded schools and a host of local amenities including a supermarket and several restaurants. The property would be perfect for a small family or first time buyers and has been refurbished by the current owner throughout providing a potential purchaser with a beautiful home that they can move straight into with the added bonus of no onward chain. The property benefits from a generous rear garden that is quite the sun trap and internally boasts a spacious living room, dining room and kitchen to the ground floor and two double bedrooms, single third bedroom and family bathroom to the first floor.

DON'T MISS OUT ON THIS WONDERFUL HOME...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With under stairs storage cupboard and stairs to the first floor



LOUNGE

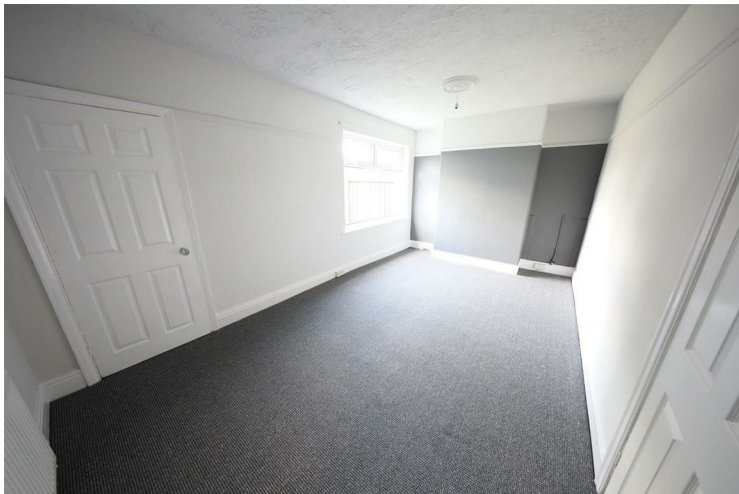
11'7 max x 11'9 max (3.53m max x 3.58m max)

A spacious reception room with bay window



DINING ROOM

17'2 max x 10'5 max (5.23m max x 3.18m max)



KITCHEN

8'3 max x 11'3 max (2.51m max x 3.43m max)

A bright kitchen with a range of eye level and base level units with complimenting work surfaces, electric oven, gas hob with overhead extractor fan, stainless steel sink and drainer unit, plumbing for washing machine, space for tumble dryer, space for fridge freezer and door to the rear garden



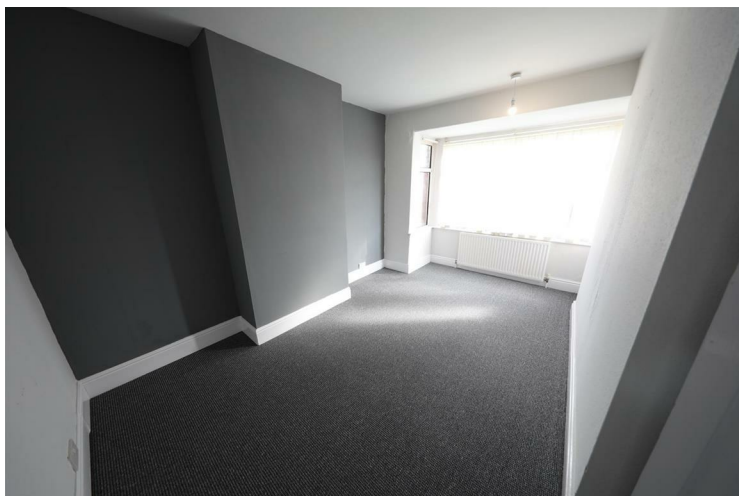
FIRST FLOOR

LANDING

BEDROOM ONE

10'9 max x 14'6 max (3.28m max x 4.42m max)

An excellent sized double bedroom with bay window



BEDROOM TWO

10'9 max x 10'7 max (3.28m max x 3.23m max)

A second good sized double bedroom



BEDROOM THREE

7'9 max x 6'9 max (2.36m max x 2.06m max)



BATHROOM

With low-level WC, pedestal handbasin, panel bath with mixer tap and tiles to splashback areas



OUTSIDE

The generous rear garden is quite a sun trap. It is mainly laid to lawn enclosed by timber fencing with block paved patio and a concrete base to the rear that could be used to create off street parking with access via the rear ten-foot



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

COUNCIL TAX BAND

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

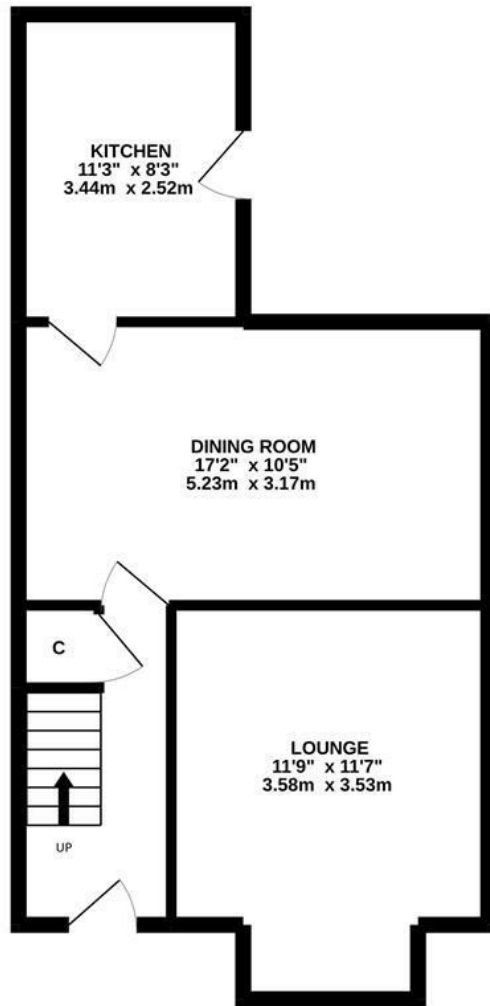
DISCLAIMER

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.

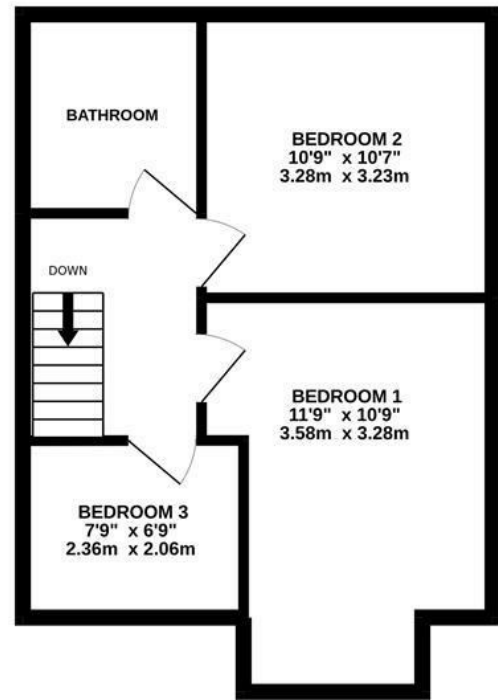
VIEWINGS

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

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

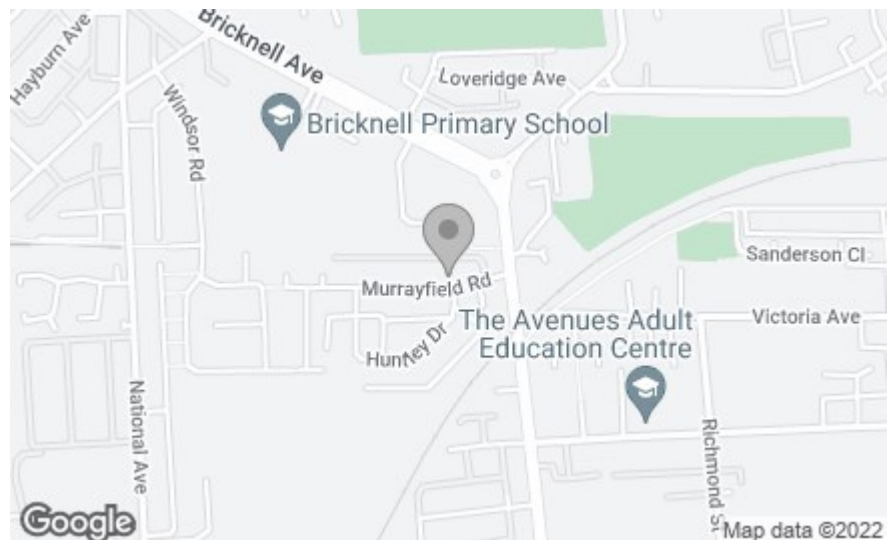


1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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.
Made with Metropix ©2022



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	