



SYMONDS + GREENHAM

Estate and Letting Agents



37 Welbeck Street, Hull, East Yorkshire HU5 3SA

Offers over £150,000

THREE BEDROOMS - STUNNING UPSTAIRS BATHROOM - ORIGINAL PERIOD FEATURES THROUGHOUT - SOUTH FACING REAR GARDEN - HUGE KITCHEN/DINER - POSSIBLY THE BEST HOUSE ON THE DUKERIES!!!

This stunning mid terraced home has been presented and decorated by its current owners to an exceptional standard and really must be viewed to be appreciated! Considerably larger than the average Dukeries property, this superb period home would be perfect for a first time buyer looking for a home to move straight into with no work required. The property is ideally located on Welbeck Street on the highly sought after Dukeries, close to well regarded schools and a host of local amenities including supermarkets, restaurants and cafes and boasts a huge extended kitchen/diner, two excellent sized and well decorated reception rooms, convenient downstairs WC and utility room to the ground floor and two double bedrooms, single third bedroom and a good sized upstairs bathroom suite. The south facing rear garden is the icing on the cake in this beautiful starter home that is packed to the brim with original features and modern additions creating the perfect blend of old and new

DON'T MISS OUT ON THIS ONE OFF HOME....BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL



LOUNGE

14'6 max x 13'7 max (4.42m max x 4.14m max)

A bright and spacious lounge with multi-fuel stove burner and bay window



DINING ROOM

12'11 max x 12'6 max (3.94m max x 3.81m max)

A second excellent sized reception room with a log burner and views to the rear garden



KITCHEN DINER

22'8 max x 9'3 max (6.91m max x 2.82m max)

A stunning Open Plan kitchen diner with bay window and door to the rear garden



KITCHEN

A modern kitchen suite with a range of eye level and base level units with complementing work surfaces, Belfast sink and draining unit, integrated dishwasher, electric oven, gas hob with overhead extractor fan and door to the utility room



DINER

A stylish dining area with gas fireplace and door to the rear garden



UTILITY ROOM

To the rear of the property is a convenient utility room with plumbing for washing machine, space for tumble dryer, space for fridge freezer and Belfast sink



DOWNSTAIRS WC

With low-level WC, storage cupboard and pedestal hand basin



BEDROOM TWO

16'4 max x 13'6 max (4.98m max x 4.11m max)

A second good-sized double bedroom with gas fireplace, fitted wardrobes and views to the rear garden



FIRST FLOOR

LANDING



BEDROOM THREE

5'11 max x 7'6 max (1.80m max x 2.29m max)



BEDROOM ONE

16'6 max x 13'6 max (5.03m max x 4.11m max)

An excellent sized double bedroom with original fireplace and fitted wardrobes



BATHROOM

With low-level WC, pedestal handbasin, corner shower cubicle with overhead shower attachment, standalone bath with shower attachment and mixer tap and tiled to splash back areas



OUTSIDE

There is an attractive front forecourt with wrought iron gates and side passage separated by two gates that is used by the current owners as a useful storage space.

The south facing rear garden is quite the sun trap it is laid to block paved patio area and artificial turf and is the perfect place to relax or entertain guests throughout the summer time.



CENTRAL HEATING

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

DOUBLE GLAZING

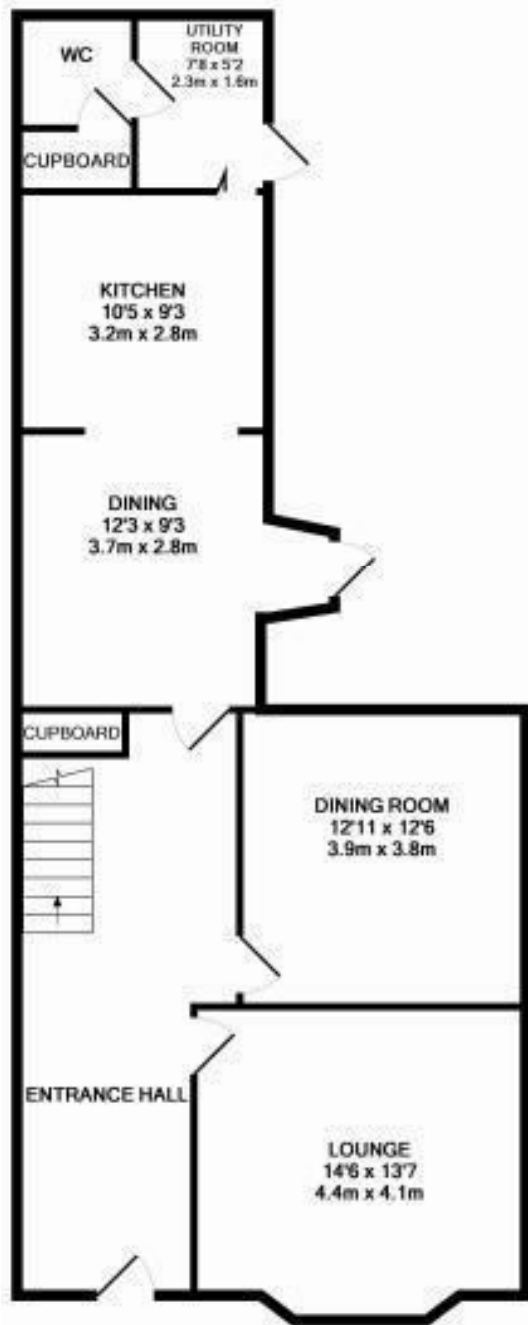
The property has the benefit of double glazing.

VIEWINGS

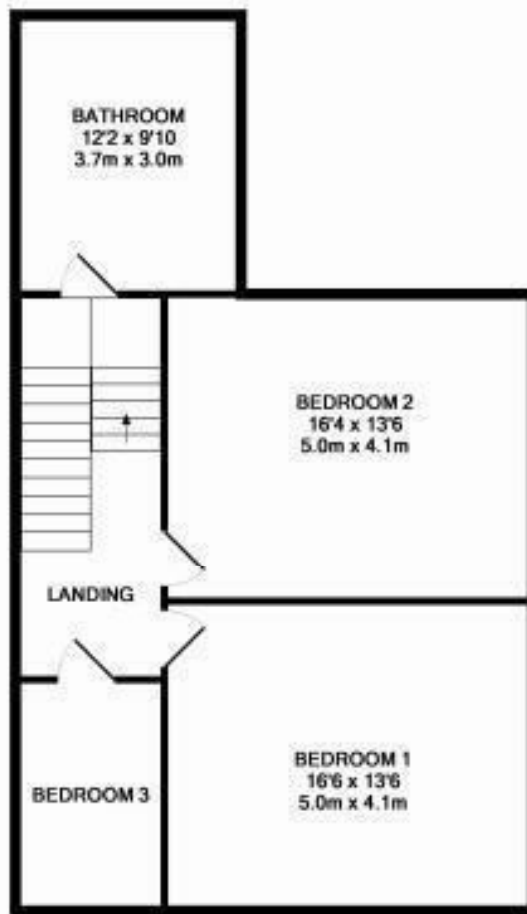
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.



GROUND FLOOR



1ST FLOOR

37 WELBECK STREET

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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