



SYMONDS + GREENHAM

Estate and Letting Agents



7 Melbourne Street, Hull, East Yorkshire HU5 2ET **£110,000**

No onward chain

Welcome to Melbourne Street, Hull - a charming location for this delightful end terrace house, perfect for first-time buyers looking to step onto the property ladder.

Upon entering, you are greeted by a cosy open plan lounge diner, ideal for relaxing or entertaining guests. The converted loft space adds a touch of character to the property, providing additional space for a home office, play area, or even a guest bedroom.

This lovely home boasts two generously sized double bedrooms, offering ample space for a growing family or for hosting overnight guests. The convenience of having an upstairs bathroom adds a practical touch to this charming property, ensuring comfort and ease of living.

Located in a vibrant neighbourhood, this house on Melbourne Street is not just a place to live, but a place to call home. Don't miss out on the opportunity to make this lovely property your own and start creating lasting memories in this wonderful community.

GROUND FLOOR

ENTRANCE HALL



OPEN PLAN LOUNGE DINER



LOUNGE

9'8 max x 10'2 max (2.95m max x 3.10m max)
with bay window and gas fire place



DINER

11'8 max x 11'7 max (3.56m max x 3.53m max)
with stairs to the first floor and door to the kitchen



KITCHEN

7'7 max x 9'2 max (2.31m max x 2.79m max)
with a range of eye and base level units with complementing work surfaces, stainless steel sink and drainer unit, plumbing for dishwasher, electric oven, gas hob with overhead extractor fan, and door to the conservatory



CONSERVATORY/UTILITY

with space for fridge freezer, space for tumble dryer, breakfast bar and door to the rear garden



FIRST FLOOR

LANDING

with stairs to the second floor

BEDROOM ONE

11'8 max x 10'5 max (3.56m max x 3.18m max)

An excellent sized double bedroom with fitted wardrobes



SECOND FLOOR

LOFT SPACE

11'8 max x 12'2 max (3.56m max x 3.71m max)

with eaves storage and Velux window

BEDROOM TWO

8'10 max x 12'2 max (2.69m max x 3.71m max)

A second good sized double bedroom



OUTSIDE

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.

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.

COUNCIL TAX BAND

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

BATHROOM

7'7 max x 9'2 max (2.31m max x 2.79m max)

A spacious and bright bathroom with low level WC, pedestal hand basin, shower cubicle with overhead shower attachment, panelled bath with mixer tap and tiles from floor to ceiling

