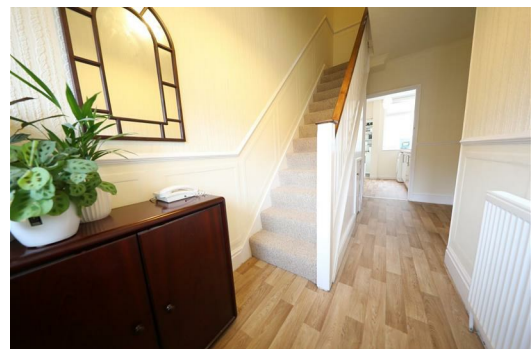




SYMONDS + GREENHAM

Estate and Letting Agents



6 Welwyn Park Road, Hull, Yorkshire HU6 7ED

£135,000

THREE BED MID TERRACE HOME - PERFECT FOR A FIRST TIME BUYER OR SMALL FAMILY - GENEROUS SOUTH FACING REAR GARDEN - BRAND NEW MODERN KITCHEN - UPSTAIRS BATHROOM

This mid-terraced home is situated off Sutton road close to well regarded schools, with good transport links to Hull city centre and to Kingswood retail park which boasts a supermarket, a cinema, a range of clothes shops and restaurants. The property is well proportioned and spacious with an abundance of living space on offer and would be perfect for a first time buyer or small family. This wonderful home is well decorated throughout and briefly comprises entrance hall, living room, dining room, brand new kitchen with pantry and extended conservatory area to the ground floor and two double bedrooms, single third bedroom and a spacious family bathroom to the first floor. The loft space is vast and usable and could easily be converted into a fourth bedroom by a new owner. Externally, the south facing rear garden is quite the sun trap and has been landscaped into a number of sections that can each be enjoyed throughout the day as the sun moves across the sky.

DON'T MISS OUT..... BOOK YOUR VIEWING TODAY!

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor



LIVING ROOM

11'2 max x 10'6 max (3.40m max x 3.20m max)

An excellent sized living room with gas fireplace and bay window



DINING ROOM

6'9 max x 9'5 max (2.06m max x 2.87m max)

A second good sized reception room with electric fireplace and bay window



KITCHEN

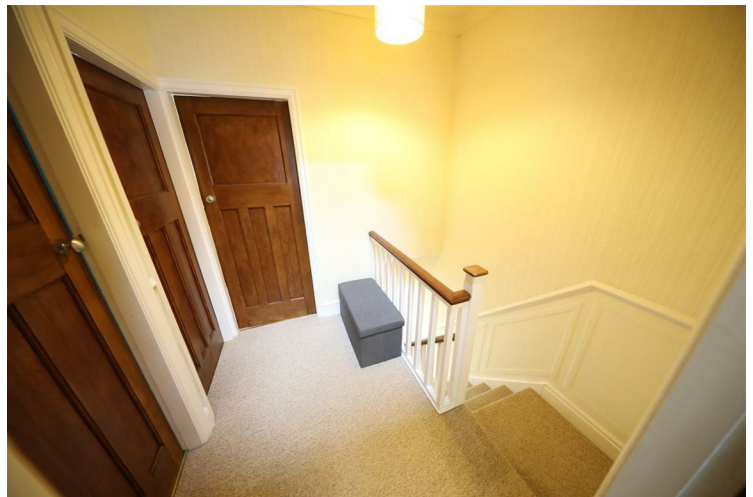
6'8 max x 8'7 max (2.03m max x 2.62m max)

A brand new, modern kitchen with a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric oven, conduction hob, plumbing for washing machine and open plan entrance to the pantry



FIRST FLOOR

LANDING



BEDROOM ONE

9'4 max x 10'6 max (2.84m max x 3.20m max)

An excellent sized double bedroom with bay window



BEDROOM TWO

9'3 max x 11'5 max (2.82m max x 3.48m max)

A second a good sized double bedroom with bay window and views to the rear garden



BEDROOM THREE

7'5 max x 8'1 max (2.26m max x 2.46m max)



BATHROOM

7'4 max x 8'9 max (2.24m max x 2.67m max)

With low-level WC, pedestal handbasin, panel bath with overhead shower attachment and mixer tap and tiled from floor to ceiling



LOFT SPACE

OUTSIDE



CENTRAL HEATING

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

DOUBLE GLAZING

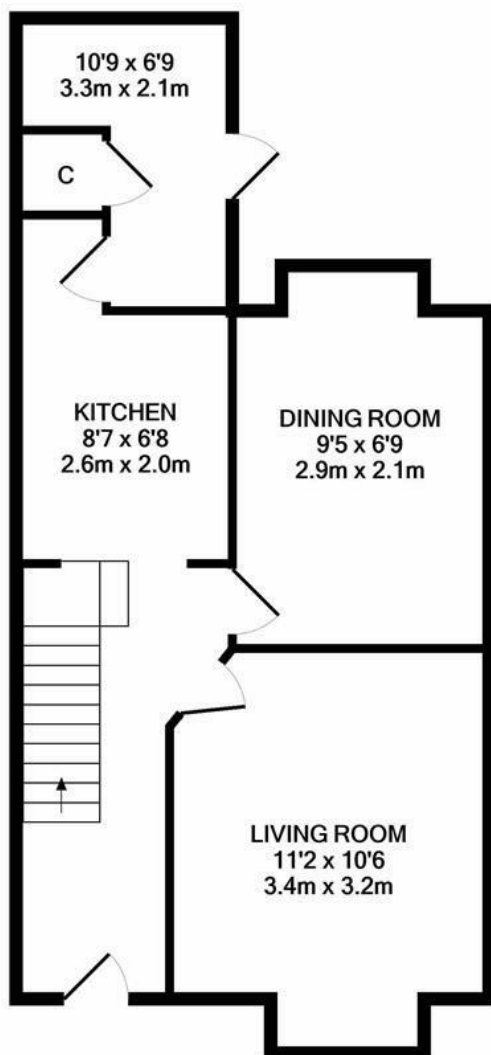
The property has the benefit of double glazing.

VIEWINGS

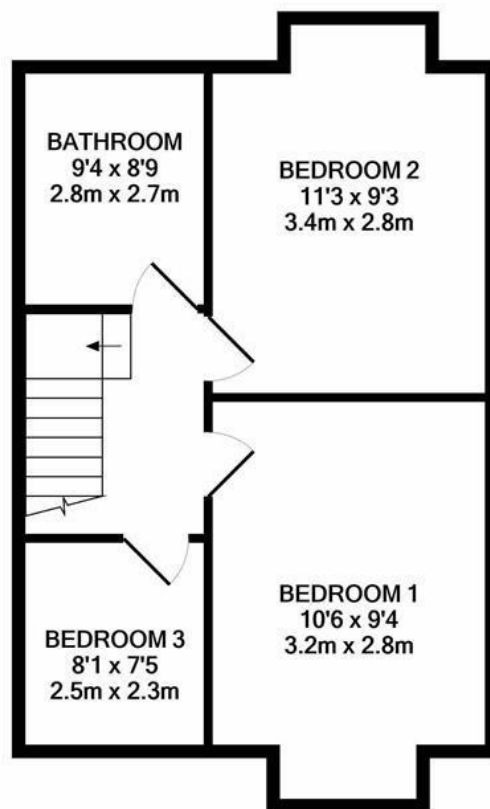
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 981 SQ.FT. (91.1 SQ.M.)

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	65	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

