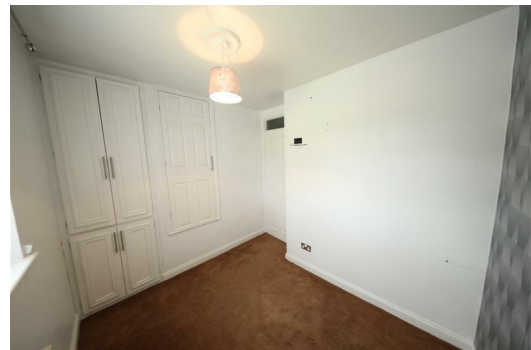




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **27 Osprey Close, Hull, HU6 7XL**

### **Offers over £100,000**

IDEAL OPPORTUNITY FOR FIRST TIME BUYERS - TWO BEDROOM TERRACED - POPULAR, RESIDENTIAL LOCATION

Welcome to Osprey Close, a charming two bedroom terraced house, located in a quiet, residential location.

The property has been very well maintained by the current owner, providing a perfect starter home. With excellent transport links to the city centre, Dunswell, Beverley and Kingswood, it's a consistently popular location for buyers.

Don't miss out on the chance to own this lovely terraced house in Osprey Close - a true gem in a quiet neighbourhood!

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### KITCHEN

11'9 x 9'0 max (3.58m x 2.74m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven, gas hob, plumbing for washing machine, space for fridge freezer, with stairs to first floor and door to...

### DINING AREA

8'8 x 5'6 max (2.64m x 1.68m max)

### LIVING ROOM

13'7 x 12'0 max (4.14m x 3.66m max)

## FIRST FLOOR

### LANDING

### BEDROOM 1

11'8 x 9'1 max (3.56m x 2.77m max)

a good sized primary bedroom

### BEDROOM 2

8'8 x 8'4 max (2.64m x 2.54m max)

another good sized bedroom with two fitted cupboards

### BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment

### OUTSIDE

a glorious rear garden that is quite the sun trap, mainly laid with raised decking, providing the perfect spot for alfresco living in the warmer months

### CENTRAL HEATING

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

### COUNCIL TAX BAND

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

### 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.

### DOUBLE GLAZING

The property has the benefit of double glazing.

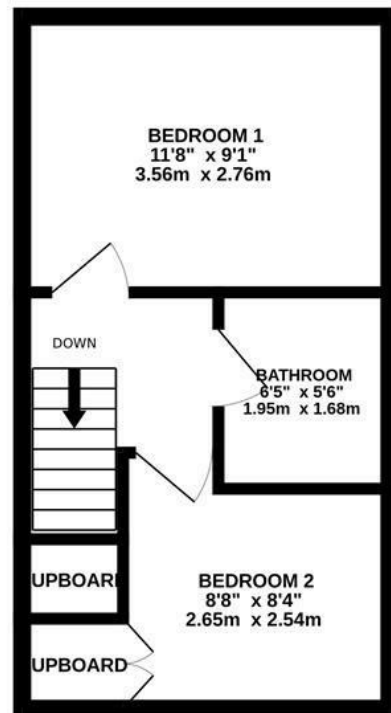
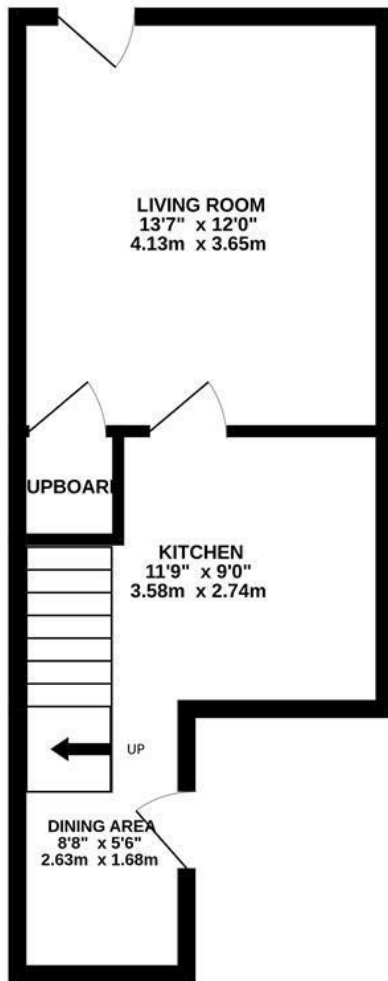
### TENURE

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.



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	88

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

