



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 96 Boulevard, Hull, East Yorkshire HU3 2UE

### £68,000

NOTICE OF OFFER  
96, Boulevard, HU3 2UE )

By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £95,000  
Any person wishing to increase on this offer should notify the selling agents of their best offer either prior to exchange or within the next 7 days which ever is sooner.  
(Symonds and Greenham, 412 Cottinham Road, Hull. HU6 8QE)

MASSIVE THREE BED TERRACE - IN NEED OF RENOVATION - MASSIVE POTENTIAL - FLOORPLAN TO FOLLOW

Symonds and Greenham are delighted to bring to the market this massive three bed terrace property. Situated on Boulevard, this home is close to many local amenities, shops, supermarkets, pubs as well as transport links, schools and a hospital. Inside the property needs renovating throughout but does offer enormous potential. There's three reception rooms and a kitchen downstairs, three bedrooms and a bathroom upstairs. EPC Rating E.

DO NOT DELAY< BOOK YOUR VIEWING TODAY!!!

## GROUND FLOOR

### LIVING ROOM

14'11 x 12'11 max (4.55m x 3.94m max)



### DINING ROOM

14'00 x 12'10 max (4.27m x 3.91m max)



### LOUNGE

14'01 x 11'07 max (4.29m x 3.53m max)



### KITCHEN

11'05 x 14'11 max (3.48m x 4.55m max)



## FIRST FLOOR

### BEDROOM 1

20'05 x 12'10 max (6.22m x 3.91m max)



### BEDROOM 2

14'01 x 12'10 max (4.29m x 3.91m max)



### BATHROOM

7'08 x 18'09 max (2.34m x 5.72m max)





### BEDROOM 3

10'06 x 11'06 max (3.20m x 3.51m max)



### CENTRAL HEATING

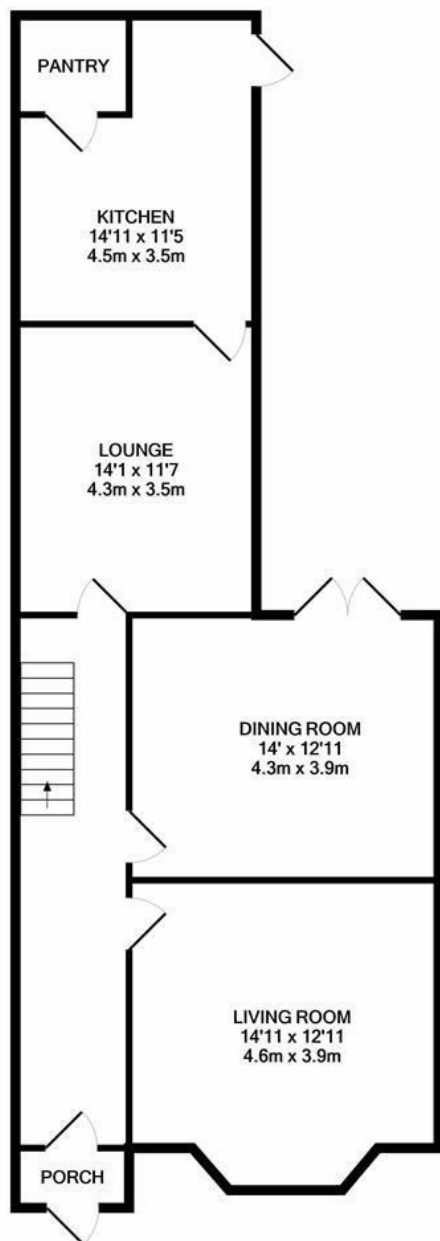
The property has the benefit of gas central heating (not tested).

### DISCLAIMER

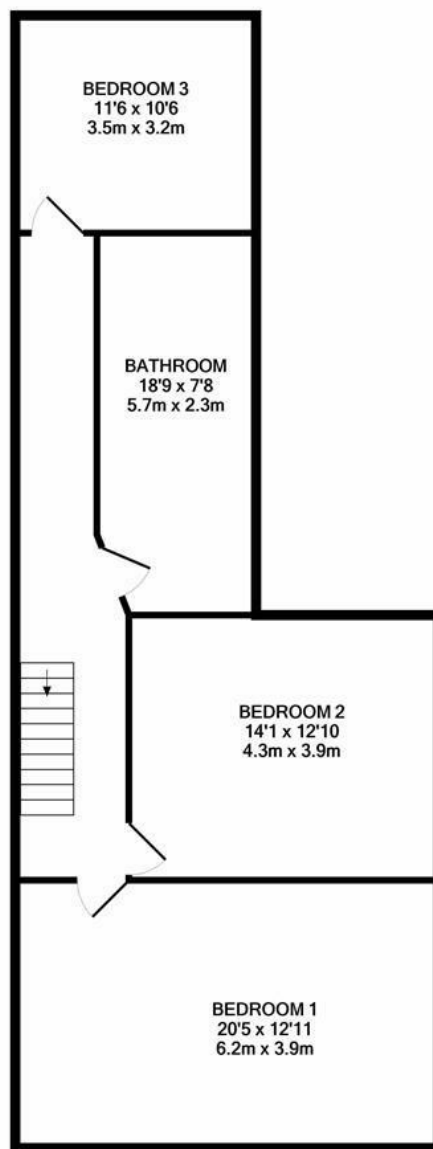
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 891 SQ.FT.  
(82.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 861 SQ.FT.  
(80.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1752 SQ.FT. (162.8 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>63</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	<b>39</b>
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	<b>63</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	<b>39</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

