SYMONDS + GREENHAM

Estate and Letting Agents

25 Sailors Wharf, Hull, HU9 1UJ
£175,000

BEAUTIFUL AND READY TO MOVE INTO, THIS STYLISH TWO-BEDROOM SEMI-DETACHED HOME BOASTS A STUNNING BREAKFAST KITCHEN, SUN ROOM, GENEROUS GARDENS, AND A FANTASTIC VICTORIA DOCK LOCATION.

Nestled in the charming Victoria Dock area of Hull, this delightful two-bedroom semi-detached house on Sailors Wharf presents an ideal opportunity for those seeking a modern and comfortable home. Updated by its currant owners, the property is ready for you to move in and enjoy.

Upon entering, you are welcomed by a spacious entrance hall that leads to a generous living room, perfect for relaxation and entertaining. The heart of the home is undoubtedly the beautifully fitted breakfast kitchen, which features French doors that open into a sun room. This lovely space, offers delightful views of the well-maintained rear garden, making it an inviting spot for morning coffee or evening gatherings. On the first floor, you will find two well-proportioned bedrooms. The master bedroom is particularly impressive, featuring a walk-in wardrobe that provides ample storage. The contemporary bathroom is a good size with a fresh and modern feel.

Outside, the property benefits from a driveway that accommodates parking for two vehicles, along with well-tended front and rear gardens that enhance the overall appeal of the home. Victoria Dock is a sought-after community, known for its picturesque setting along the River Humber. The area is perfect for leisurely strolls and is conveniently located near Hull's vibrant city centre. The nearby Humber Street is home to a variety of trendy cafés, bistros, and cultural attractions, ensuring that all your needs are within easy reach.
With gas central heating via NEST and double glazing throughout, this property offers both comfort and energy efficiency. This charming home is perfect for families and professionals alike, making it a must-see for anyone looking to settle in this location.

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 "B"

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.

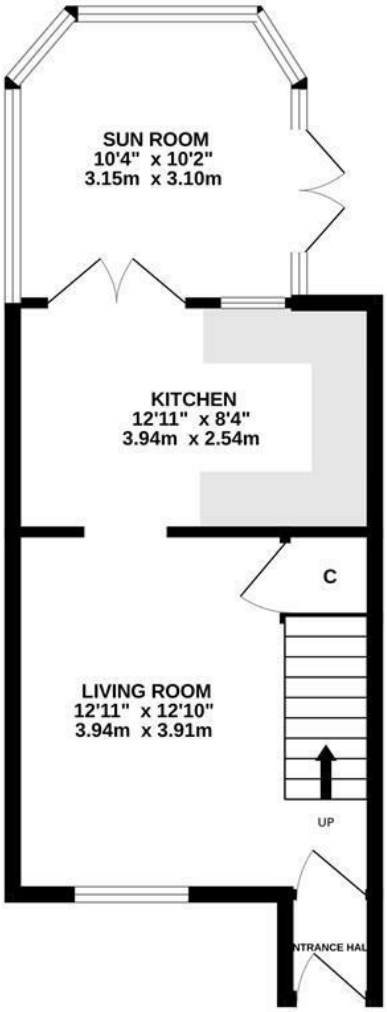
DOUBLE GLAZING
The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

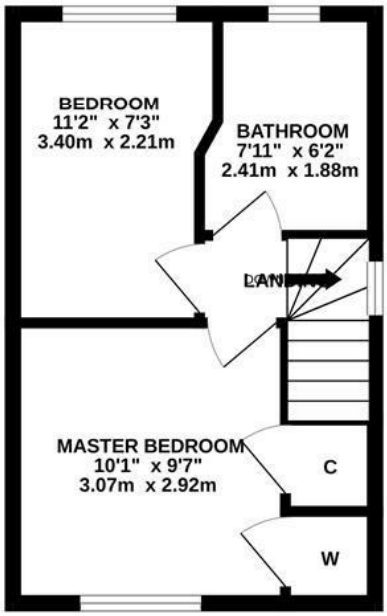
TENURE
Symonds + Greenham have been informed that this property is Freehold.

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

GROUND FLOOR



1ST FLOOR



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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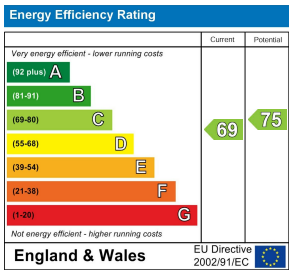

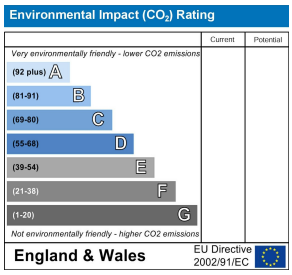

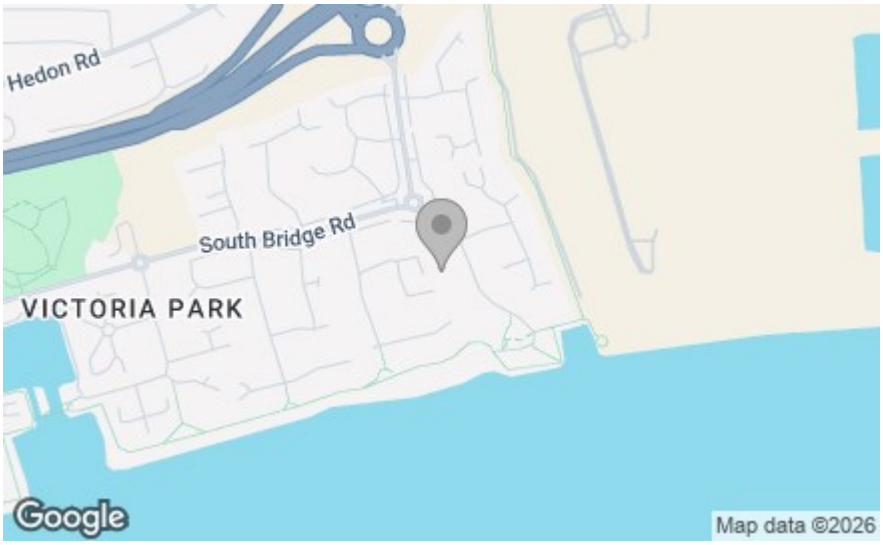

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