



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **5 Elm Tree Close, Hull, HU12 9TQ**

### **Offers over £150,000**

OUTSTANDING THREE BED HOME - STYLISH AND MODERN - POPULAR VILLAGE LOCATION - SOUTH FACING REAR GARDEN

Nestled in the charming Elm Tree Close of Keyingham, Hull, this fantastic three-bedroom mid-terrace house is a gem waiting to be discovered. The property boasts a spacious lounge/diner and a well-appointed kitchen with a large pantry on the ground floor, providing a perfect setting for entertaining or relaxing with loved ones. Upstairs, you'll find three inviting bedrooms, with the main two bedrooms featuring convenient built-in storage. The second bedroom even offers a convenient shower room, while a family bathroom caters to the needs of the household. Convenience is key with this property, as it is ideally located close to a variety of amenities including shops, supermarkets, and well-regarded schools. The property will have the benefit of off street parking to the front of the property. Step outside to discover a delightful, south-facing rear garden, and a paved seating area, offering a tranquil space to enjoy the outdoors. Whether you're a first-time buyer looking to step onto the property ladder or a young family seeking a comfortable and welcoming home, this property ticks all the boxes. Don't miss out on the opportunity to make this charming house your own in this popular village location.

DO NOT DLEAY, BOOK YOUR VIEWING TODAY!!!

## GROUND FLOOR

### LOUNGE/DINER

21'0 x 16'5 max (6.40m x 5.00m max)

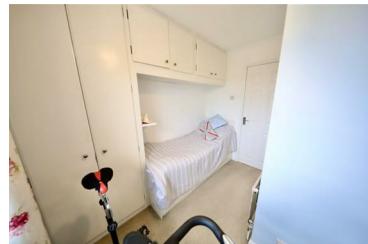
A wonderful family room with excellent natural light.



### KITCHEN

11'3 x 8'11 max (3.43m x 2.72m max)

With a range of eye level and base level units and complimenting work surfaces, an integrated oven, an integrated hob, plumbing for a washing machine, a stainless steel sink and drainer unit, an integrated dishwasher, a large under-stair pantry and space for a fridge freezer.

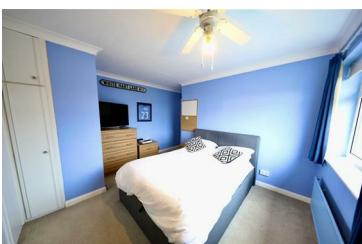


## FIRST FLOOR

### BEDROOM 1

12'4 x 12'0 max (3.76m x 3.66m max)

A brilliant main bedroom with built in storage.



### LANDING



### BEDROOM 2

9'7 x 14'7 max (2.92m x 4.45m max)

Another wonderful bedroom with an ensuite shower and built in storage.

## OUTSIDE

The property benefits from a drive to the front providing off street parking, sole use of secure, gated alleyway leading to the lovely south-facing rear garden laid to lawn with a paved seating area.



## 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.

## COUNCIL TAX

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

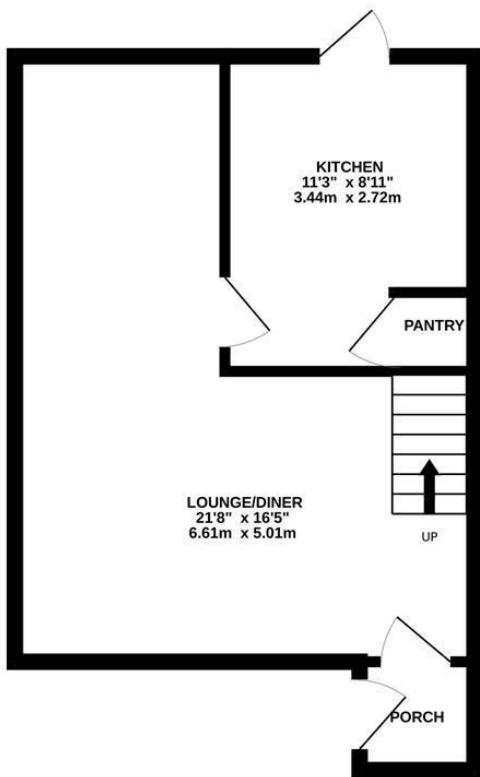
## VIEWINGS

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

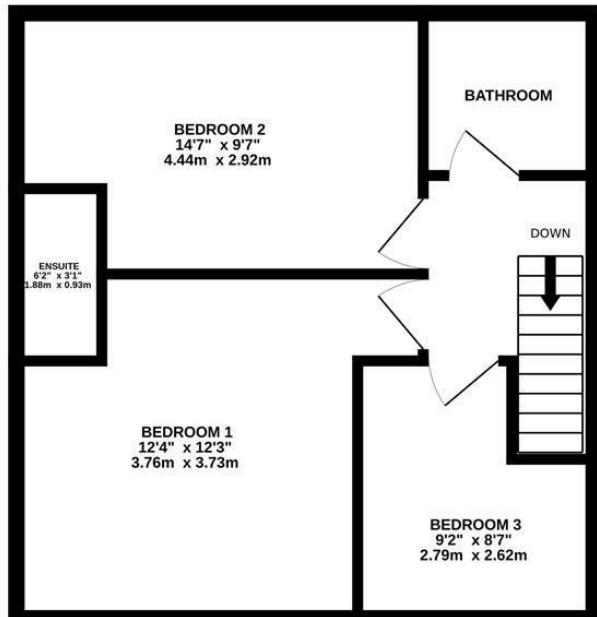
## DISCLAIMER

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



## 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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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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 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		

