



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **137 Southcoates Lane, Hull, HU9 3AU**

### **£120,000**

Situated on Southcoates Lane in Hull, this charming three-bedroom mid-terrace house offers a wonderful opportunity for first-time buyers, small families, and investors looking to make their mark. With no chain involved, you can move in swiftly and begin to personalise this inviting space to suit your tastes and lifestyle.

The property features three generously sized bedrooms, providing ample room for family members or guests. The reception room seamlessly connects to a dining area, creating a warm and welcoming environment that is perfect for both relaxation and entertaining. The good-sized kitchen is well-equipped, offering plenty of space for culinary exploration and family meals, while the conveniently located bathroom caters to the needs of the household.

One of the standout features of this home is the rear garden, which serves as a delightful outdoor retreat. This private space is perfect for gardening enthusiasts, social gatherings, or simply enjoying the fresh air, enhancing the overall appeal of the property and providing a lovely balance between indoor and outdoor living.

Nestled in a desirable residential area, this home is conveniently located near a variety of local amenities, excellent transport links, and reputable schools. This prime location makes it an attractive choice for families and professionals who appreciate both comfort and accessibility in their daily lives.

While the property is already a wonderful place to call home, it does require some personalisation to truly make it your own. Properties in this area are highly sought after, so we encourage you to arrange a viewing at your earliest convenience to avoid disappointment. This is a fantastic opportunity to secure a home in a vibrant community, where you can enjoy the best of both comfort and convenience.

## 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.

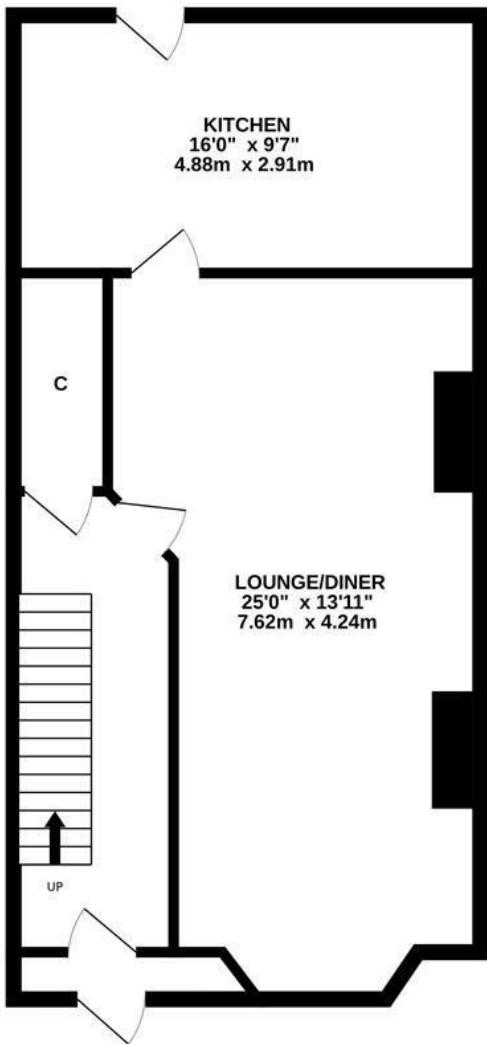
## TENURE

Symonds + Greenham have been informed that this property is Freehold

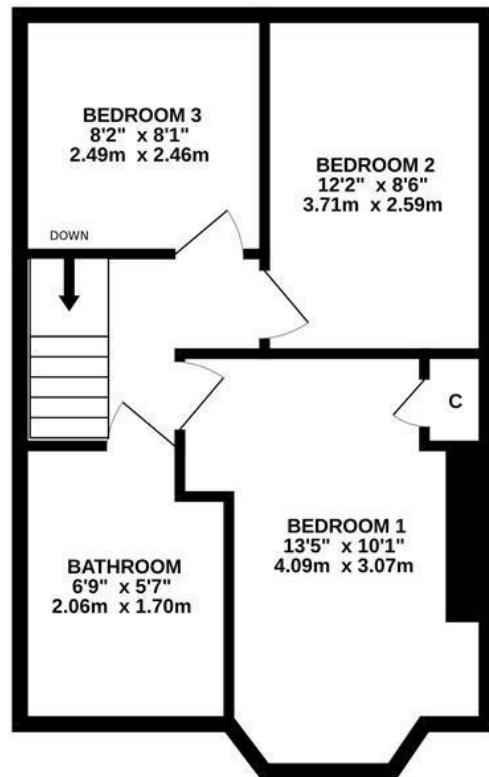
## VIEWINGS

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

## GROUND FLOOR



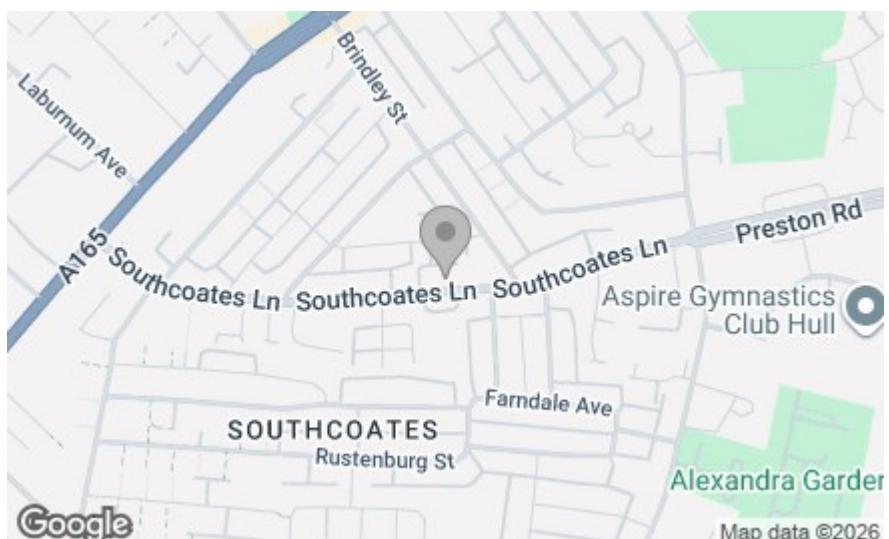
1ST FLOOR



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.

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		

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			
<b>England &amp; Wales</b>		EU Directive	2002/9/EC



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