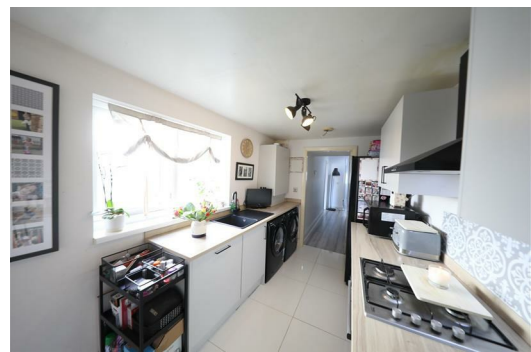




SYMONDS + GREENHAM

Estate and Letting Agents



100 Plane Street, Hull, Yorkshire HU3 6BX

£120,000

IDEAL FOR FIRST-TIME BUYERS OR INVESTORS – THREE DOUBLE BEDROOMS – SOUTHWEST-FACING GARDEN

This well-presented mid-terraced home is perfectly located off Anlaby Road, offering easy access to well-regarded schools, local amenities, and excellent transport links to Hull city centre. With spacious interiors and a generous suntrap of a rear garden, this property is an excellent choice for a first-time buyer or an investor.

Beautifully decorated throughout, the home comprises an entrance hall, a bright living room, a separate dining room, a well-equipped kitchen, a versatile playroom, a convenient downstairs WC, an upstairs bathroom, and three double bedrooms.

Don't miss out – book your viewing today!

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor

LIVING ROOM

11'3 max x 15'0 max (3.43m max x 4.57m max)

With bay window

DINING ROOM

8'9 max x 14'7 max (2.67m max x 4.45m max)

KITCHEN

7'10 max x 12'2 max (2.39m max x 3.71m max)

With a range of eye level and base level units with complimentary work surfaces, space for fridge freezer, electric oven, gas hob with overhead extractor fan, sink and draining unit, plumbing for washing machine, space for tumble dryer and integrated dishwasher

DOWNSTAIRS WC

With low-level WC and pedestal hand basin

PLAY ROOM

9'6 max x 12'4 max (2.90m max x 3.76m max)

FIRST FLOOR

BEDROOM ONE

14'6 max x 13'3 max (4.42m max x 4.04m max)

An excellent size double bedroom with bay window

BEDROOM TWO

8'8 max x 9'10 max (2.64m max x 3.00m max)

A second good size double bedroom

BEDROOM THREE

7'3 max x 12'5 max (2.21m max x 3.78m max)

A third double bedroom

BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower attachment and tiles to splashback areas

OUTSIDE

The south west facing rear garden is quite the sun trap. It is mainly laid to lawn and enclosed by timber fencing.

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.

VIEWINGS

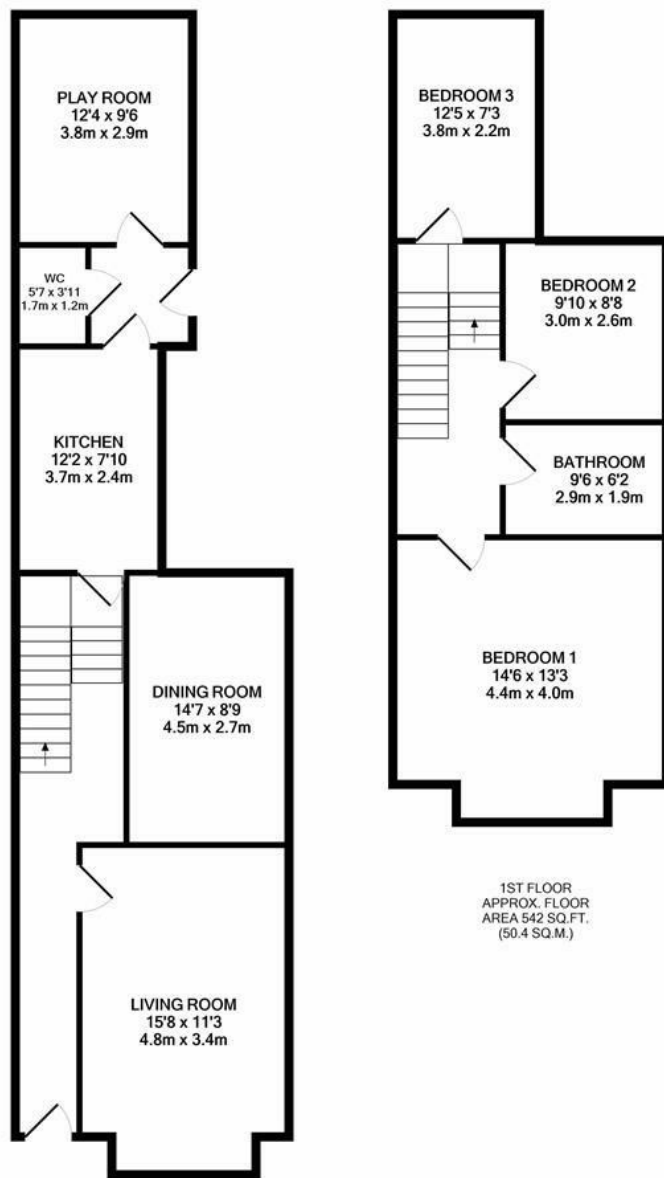
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.

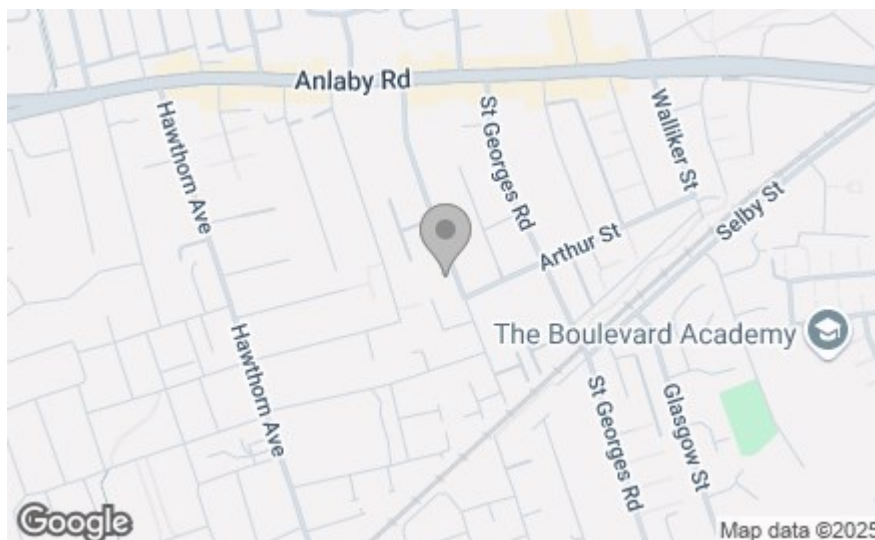


1ST FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 726 SQ.FT.
(67.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1269 SQ.FT. (117.9 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) 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	
77	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
77	77
England & Wales	
EU Directive 2002/91/EC	