SYMONDS + GREENHAM

Estate and Letting Agents









10 Salisbury Street, Hull, HU5 3HA
£300,000

Symonds and Greenham are delighted to present this beautifully presented four bedroom terraced home, situated on the ever popular Salisbury Street in the heart of the sought after Avenues conservation area. Stylishly finished throughout and ready to move straight into, this exceptional property effortlessly combines contemporary living with an abundance of charming period features, including elegant sash windows, creating a home full of character and appeal. Offering generous and versatile accommodation, it is an ideal purchase for families and professionals alike. Perfectly positioned within walking distance of Chanterlands Avenue, Princes Avenue and Newland Avenue, the property enjoys easy access to an array of independent cafés, bars, restaurants, local amenities, well regarded schools and the University of Hull.

The ground floor comprises a welcoming entrance hall leading into a bright and spacious open plan living and dining room, creating a superb space for relaxing and entertaining. To the rear is a stunning open plan kitchen dining area complete with a breakfast bar, providing the heart of the home with ample space for cooking, dining and socialising. A separate utility room and convenient downstairs WC complete the ground floor.

To the first floor are four well proportioned bedrooms, all beautifully presented, together with a stylish family bathroom finished to a high standard. A large skylight above the landing floods the first floor with natural light, creating a wonderfully bright and airy feel throughout.

Externally, the property enjoys a delightful enclosed rear garden featuring a well maintained lawn, paved patio and beautifully established borders, providing a peaceful outdoor retreat. A garage to the rear offers excellent additional storage.

Combining period charm with stylish contemporary living in one of Hull's most desirable residential locations, this outstanding home is one not to be missed.

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 C.

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.

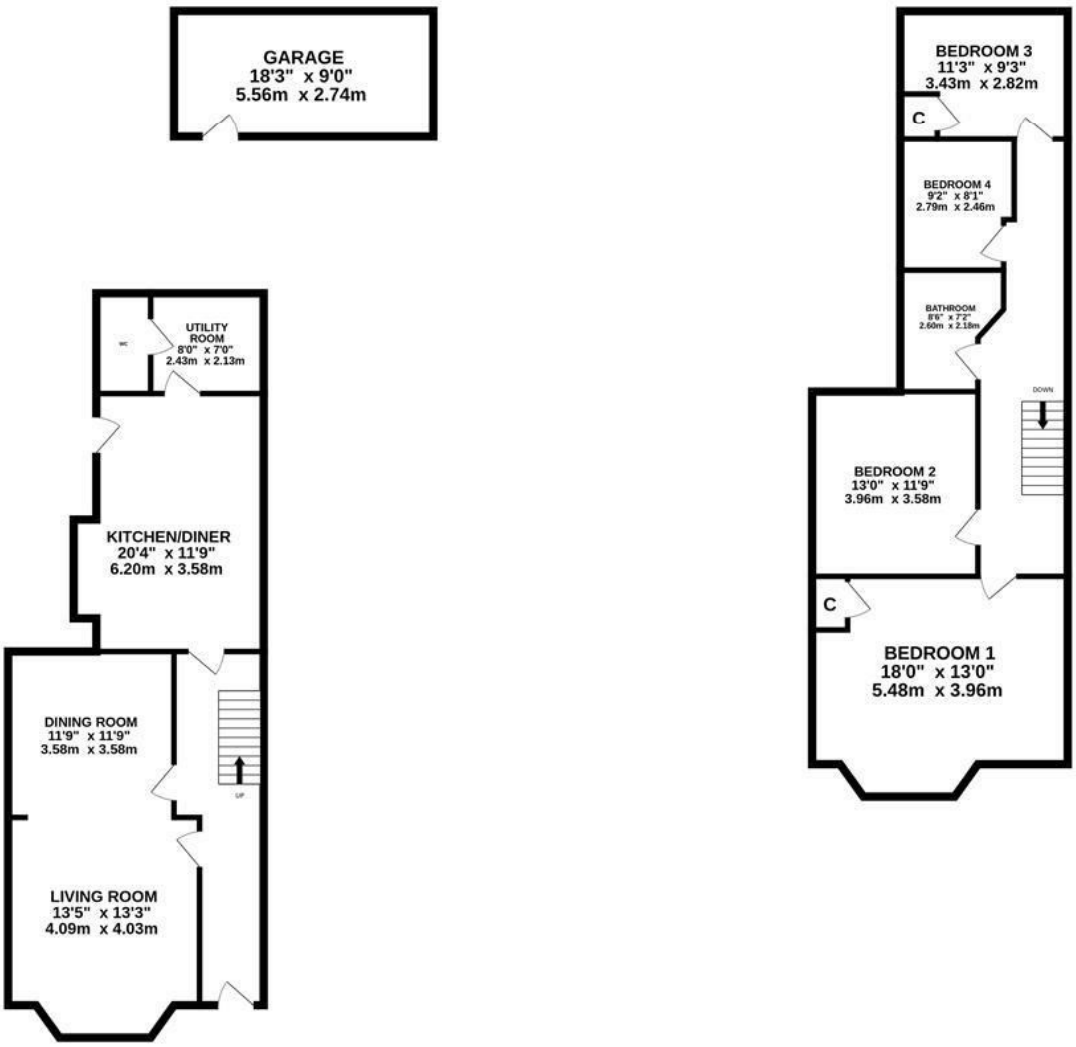
FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE
Symonds + Greenham have been informed that this property is Freehold/Leasehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

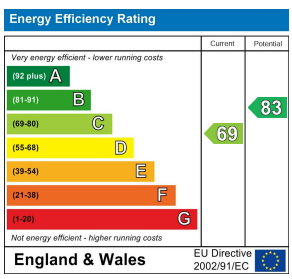
VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

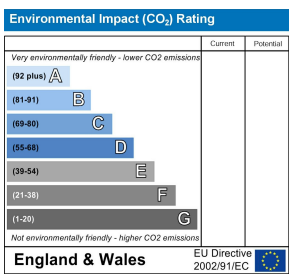
GROUND FLOOR

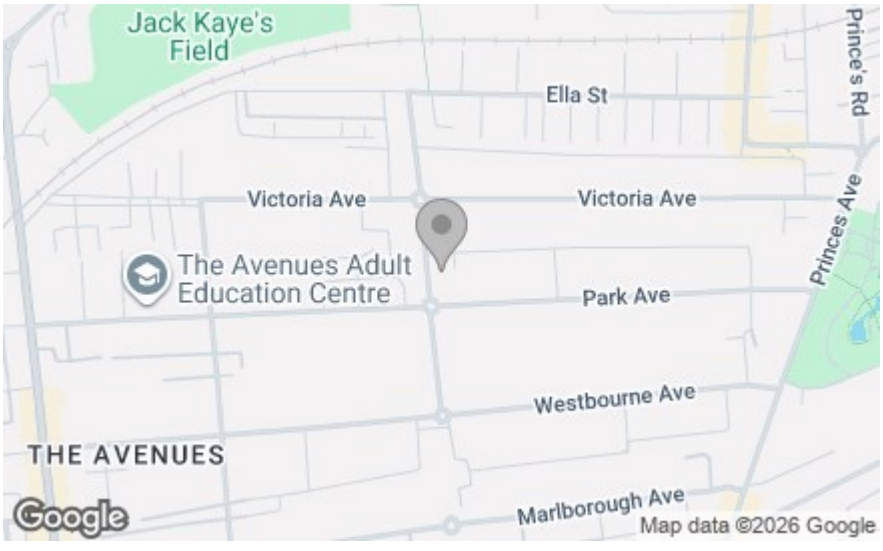
1ST FLOOR



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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