



SYMONDS + GREENHAM

Estate and Letting Agents



33 Philip Larkin Close, Hull, Yorkshire HU6 7FB

Guide price £190,000

MODERN LIVING AT ITS ABSOLUTE BEST! - THREE DOUBLE BEDS - SOUTH FACING GARDEN - OFF STREET PARKING

This end of terrace townhouse would be perfect for a family or a first time buyer. The property is situated off Inglemire Lane close to well regarded schools and local amenities with good transport links to Hull city centre and Kinswood retail park which is home to a super-market, a cinema and a range of retail outlets. The property has been improved by its current owner and now boasts a lovely modern kitchen, a stylish living room/diner and a convenient downstairs WC to the ground floor, two double bedrooms and a bathroom to the first floor and a huge master bedroom with walk in wardrobe and a shower-room to the second floor. The property also benefits from a generous south facing rear garden and a side drive and brick built garage.

DON'T MISS OUT ON THIS WONDERFUL FAMILY HOME...BOOK YOUR VIEWING TODAY!!

GROUND FLOOR

ENTRANCE HALL

with storage cupboard (with plumbing for washing machine), stairs to first floor, door to living room/diner, door to downstairs WC and sliding door to...

KITCHEN

11'11 max x 6'2 max (3.63m max x 1.88m max)

with a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, electric cooker, gas hob with over head extractor fan, integrated dishwasher and space for fridge-freezer.



LIVING ROOM/DINER

12'11 max x 15'2 max (3.94m max x 4.62m max)

with under-stairs cupboard and french doors to rear garden



DOWNSTAIRS WC

with low level WC and vanity hand basin



FIRST FLOOR

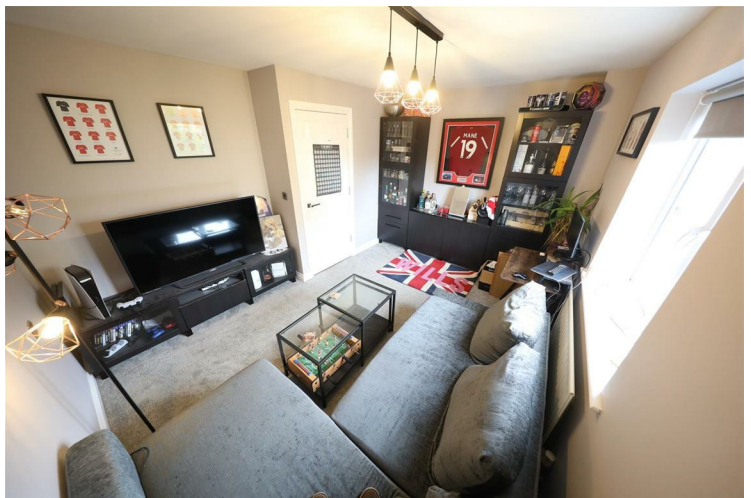
BEDROOM 2

12'11 max x 10'5 max (3.94m max x 3.18m max)



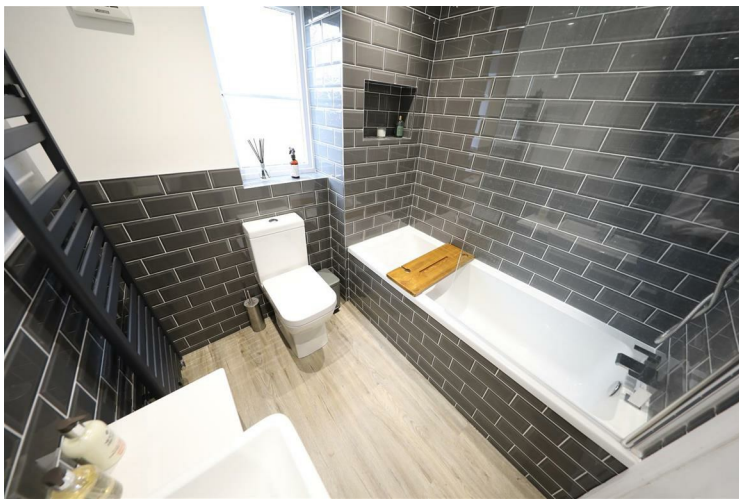
BEDROOM 3

13' max x 10'2 max (3.96m max x 3.10m max)



BATHROOM

with low level WC, vanity hand basin, tiled bath with overhead shower attachment, heated towel rail and tiles to splashback areas

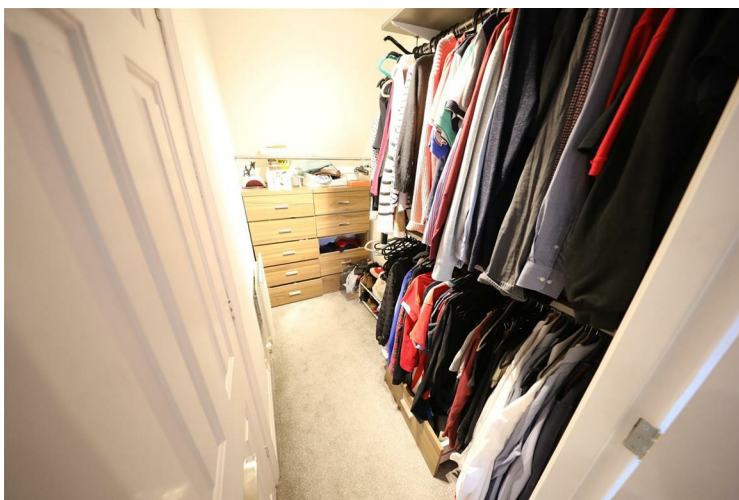


SECOND FLOOR

BEDROOM 1 with door to...



WALK IN WARDROBE with storage cupboard



SHOWER-ROOM with low level WC, vanity hand basin, walk in shower with over head shower attachment and tiled to splash back areas.



OUTSIDE

The front of the property is mainly laid to lawn with a concrete side drive leading to a brick built garage. The rear garden is south facing and 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

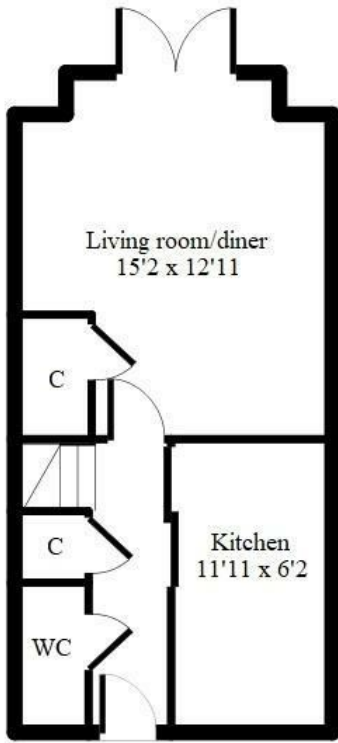
The property has the benefit of double glazing.

DISCLAIMER

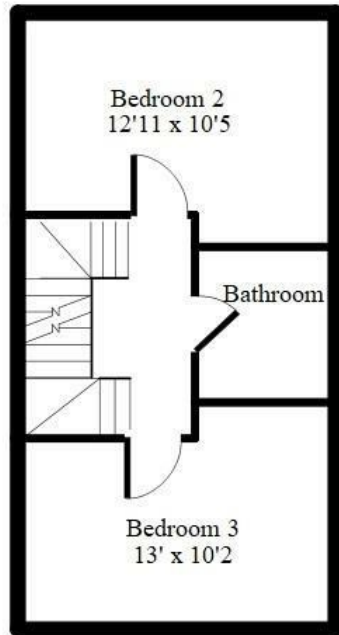
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

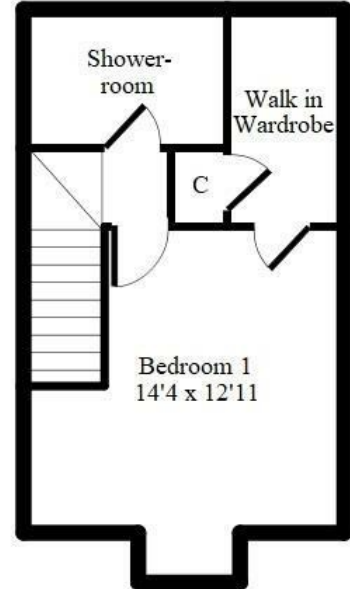
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



Ground floor



First floor



Second floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	84
(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	
68	
England & Wales	EU Directive 2002/91/EC

