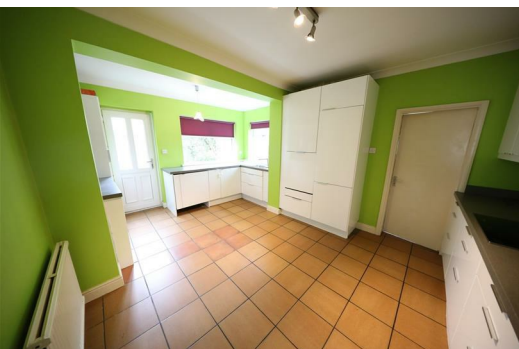




SYMONDS + GREENHAM

Estate and Letting Agents



79 Ella Street, Hull, HU5 3AJ

£895

AVAILABLE NOW!

POPULAR LOCATION - GARAGE/OFF STREET PARKING - THREE DOUBLE BEDROOMS - SOUTH FACING GARDEN

Located on the highly sought after Ella Street, which offers close proximity to numerous amenities on Newland and Princes Avenue. From trendy cafes and restaurants to boutique shops and local services, everything you need is within easy reach.

The property briefly comprises of Hallway, spacious Living Room /Dining Room, High spec, modernised Kitchen and Bathroom including both shower cubicle and bath to the ground floor and with 3 Double Bedrooms to the first floor.

To the front, the property includes off street parking and access to the garage and to the rear is a large paved garden.

There is a one week holding deposit on the property of £205 which is refunded following successful referencing.
Full cost following successful referencing for the property would be £1790.

GROUND FLOOR

ENTRANCE HALL

an inviting hallway with stairs to first floor and door to...

LIVING ROOM

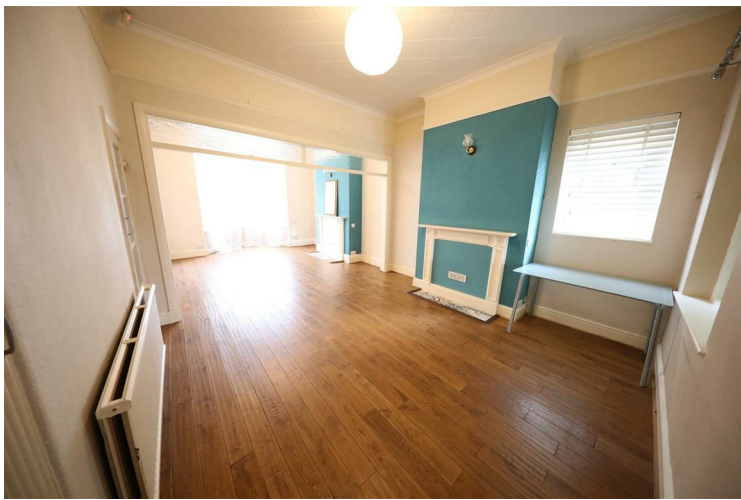
11'7 x 12'5 max (3.53m x 3.78m max)

a spacious, well lit living room with bay window



DINING ROOM

13'5 x 12'7 max (4.09m x 3.84m max)



KITCHEN

11'6 x 16'1 max (3.51m x 4.90m max)

a fantastic modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, Miele induction hob, integrated oven, integrated Gaggenau 90cm oven, integrated fridge freezer and plumbing for washing machine



BATHROOM

an immaculate bathroom suite with low level w/c, pedestal sink basin, corner shower cubicle and panelled bath with hand held shower attachment, with tiles to splash back areas



FIRST FLOOR

LANDING



BEDROOM 1

15'0 x 11'7 max (4.57m x 3.53m max)

a fantastic, spacious primary bedroom with built in cupboards



BEDROOM 2

12'5 x 10'3 max (3.78m x 3.12m max)
another spacious double bedroom



BEDROOM 3

9'8 x 10'4 max (2.95m x 3.15m max)
a third good sized double bedroom



OUTSIDE

a delightful south facing rear garden mainly paved with patio area for furniture and a variety of shrubbery and trees, enclosed by brick wall



GARAGE

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 B.

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

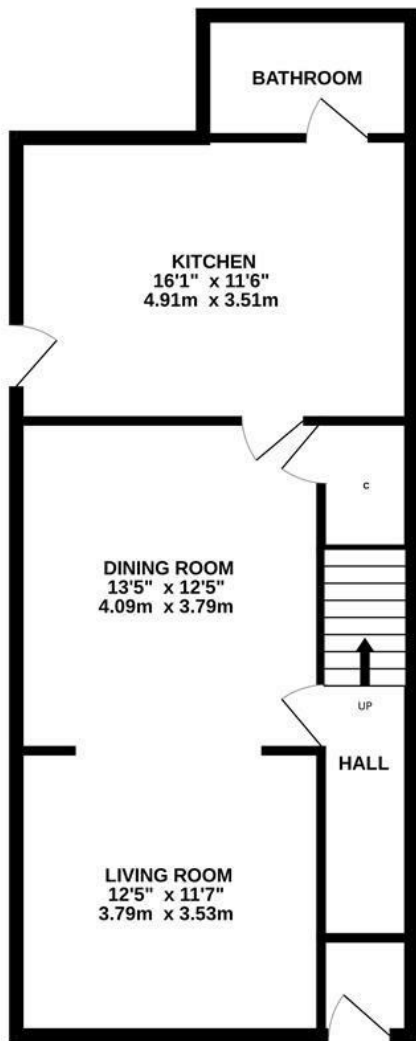
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

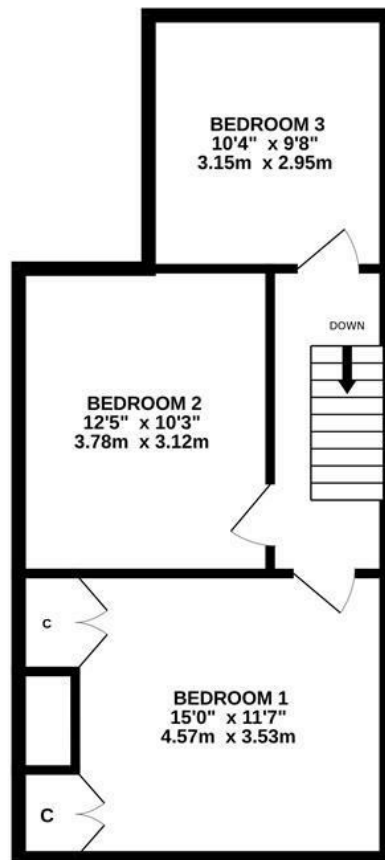
VIEWINGS

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

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

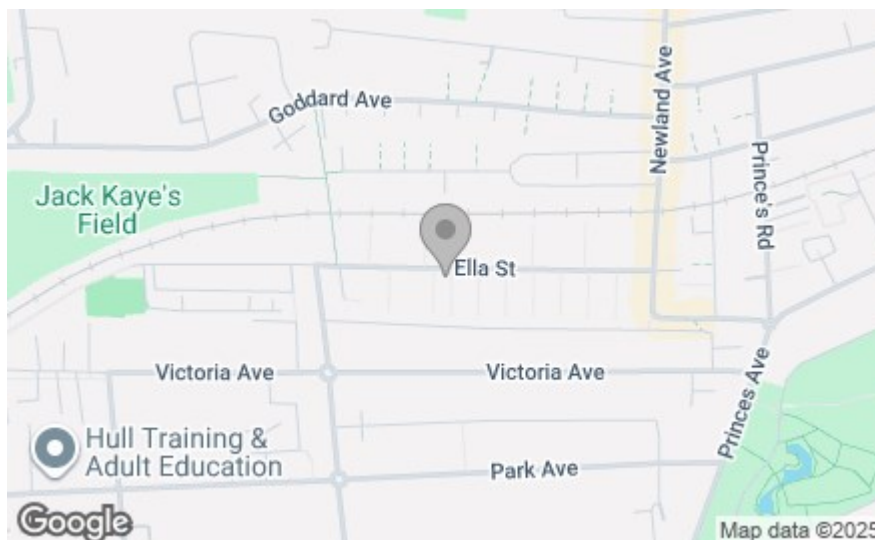



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 sq.m.) approx.

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			83
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	