



SYMONDS + GREENHAM

Estate and Letting Agents



72 Lee Street, Hull, HU8 8NN Offers over £140,000

OUTSTANDING THREE BED TERRACE - MODERN THROUGHOUT - EXTENDED TO THE REAR

Symonds and Greenham are delighted to bring to the market this outstanding, three bed, mid-terrace home. Situated on Lee Street near Holderness Road, this property is ideally placed for amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as highly thought of schools and excellent transport links. Inside, this property modern throughout. You will find a lounge, a dining room, a kitchen and a sun room downstairs, with three generous bedrooms and a family bathroom upstairs. Outside, this property benefits from a lovely rear garden that is mainly laid to artificial grass with a fantastic decked seating area. This home would be perfect for first time buyers or young families.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

12'07 x 11'39 max (3.84m x 3.35m max)

A wonderful family room with plenty of natural light and a bay window.



FIRST FLOOR

BEDROOM 1

17'72 x 11'32 max (5.18m x 3.35m max)

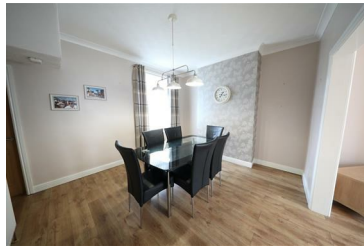
An incredible main bedroom with plenty of space for storage and a bay window.



DINING ROOM

15'06 x 11'41 max (4.72m x 3.35m max)

Another wonderful reception room.



BEDROOM 2

12'14 x 11'43 max (3.66m x 3.35m max)

Another fantastic bedroom.



KITCHEN

12'55 x 8'19 max (3.66m x 2.44m max)

With a range of eye level and base level units and complimentary work surfaces, an integrated oven with gas hob, integrated under fridge and integrated under freezer, a stainless steel sink and drainer unit, plumbing for a washing machine and space for a tumble dryer.



BEDROOM 3

8'22 x 6'29 max (2.44m x 1.83m max)



SUN ROOM

8'28 x 8'35 max (2.44m x 2.44m max)

Another fantastic extension looking out onto the garden.



OUTSIDE

The property benefits from a lovely rear garden that is laid to artificial grass and a wonderful decked area that provides a wonderful place for seating.



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.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band A.

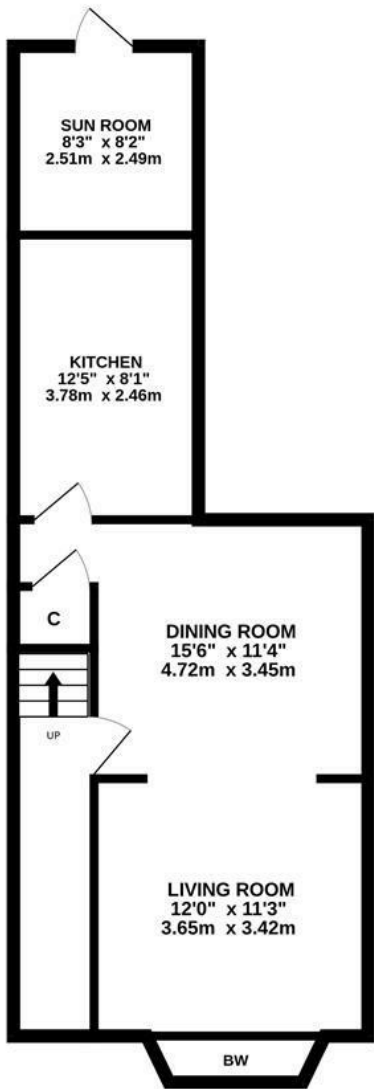
DISCLAIMER

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.

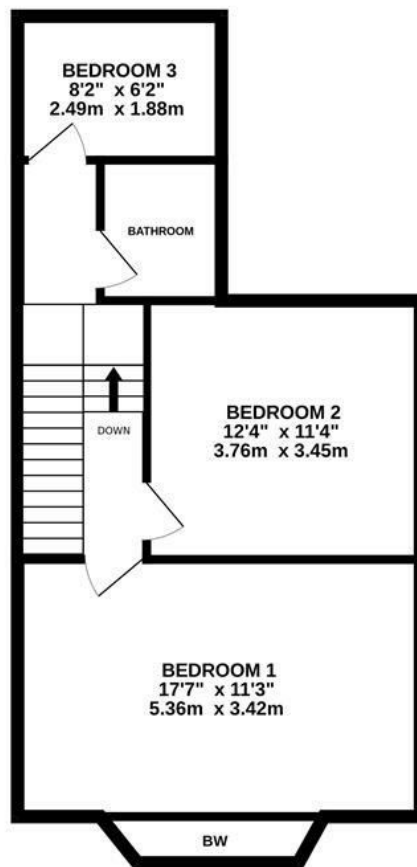
VIEWINGS

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

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

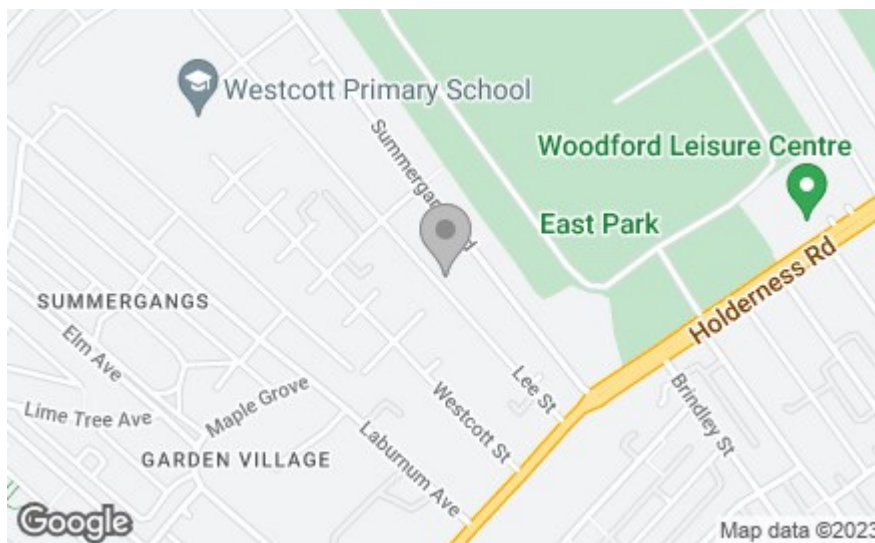


1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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	
(82 plus) A	
(61-81) B	
(35-60) C	
(15-55) D	
(8-34) E	
(2-31) F	
(1-20) G	
Not energy efficient - higher running costs	
61	83
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	
England & Wales	EU Directive 2002/91/EC