



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **61 Deerhurst Grove, Hull, HU7 4QE**

### **£95,000**

A spacious two bedroom end terraced home, tucked away in a quiet residential position on Deerhurst Grove, conveniently located close to local amenities and well connected bus routes. Offering generous proportions throughout and occupying an impressive plot, the property presents an exciting opportunity for a buyer to modernise and create a wonderful home tailored to their own style.

The accommodation comprises an entrance hall, a well sized kitchen diner and a comfortable living room to the ground floor. To the first floor are two excellent double bedrooms, a family bathroom and a separate WC, providing practical and well balanced living space.

Externally, the property truly stands out. There is a neat front garden and a fantastic rear garden that is both generous in size and low maintenance, offering superb outdoor space with plenty of potential to enhance further. A garage is also included and the overall plot offers clear scope for extension subject to the necessary permissions.

A home with space, potential and an enviable plot in a peaceful yet convenient location.

**BOOK YOUR VIEWING NOW!**

### **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 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.

### **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.

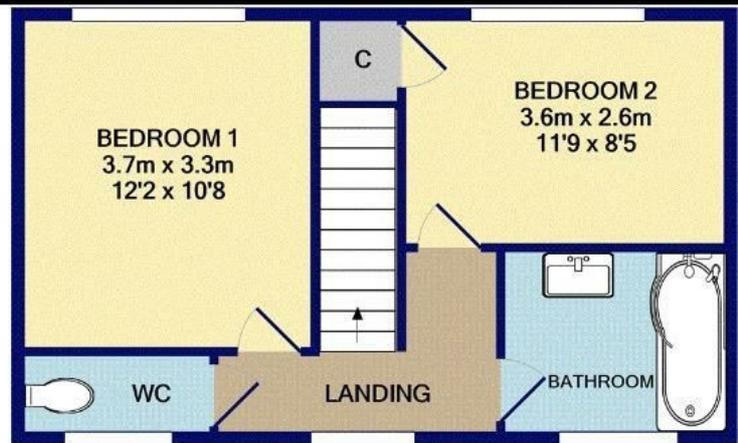
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 38.0 SQ.M.  
(409 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 36.0 SQ.M.  
(388 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.0 SQ.M. (797 SQ.FT.)

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	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

