



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **71 Newcomen Street, Hull, HU9 3BB** **Offers in excess of £160,000**

**OUTSTANDING THREE BED HOME - STYLISH AND MODERN THROUGHOUT - PERFECT FOR A YOUNG FAMILY - NO CHAIN**

Nestled on the charming Newcomen Street, this stylish 3-bed terraced house presents an ideal home for modern living. Embraced by the convenience of nearby amenities, including shops, supermarkets, and a vibrant array of cafes and restaurants, it also boasts proximity to esteemed schools and excellent transport links to the city centre.

Step inside to discover a tastefully decorated interior, where a welcoming lounge, a dining room, and a modern kitchen seamlessly flow on the ground floor, complemented by a convenient WC. Upstairs, three generously proportioned bedrooms await, alongside a contemporary family bathroom.

The outdoor space is a haven of tranquility, featuring a garden predominantly laid to lawn. A delightful surprise awaits at the bottom—a dedicated home office, offering a perfect blend of productivity and comfort.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LIVING ROOM

11'06 x 11'5 max (3.51m x 3.48m max)

A wonderful room with lots of natural light and a stunning wood-burning stove.



### DINING ROOM

10'9 x 15'4 max (3.28m x 4.67m max)



### KITCHEN

8'4 x 22'1 max (2.54m x 6.73m max)

With a range of eye level and base level units and complimenting work surfaces, space for a fridge freezer, plumbing for a washing machine, space for an oven and a sink and drainer unit.



### WC

With a low level WC and a hand basin.

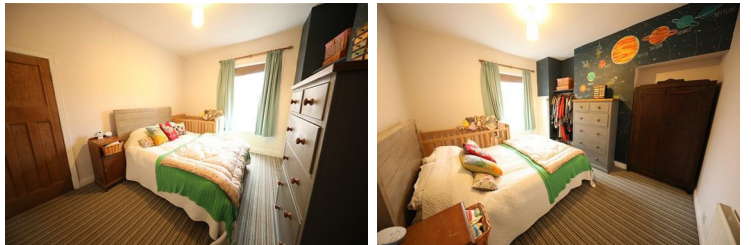


## FIRST FLOOR

### BEDROOM 1

16'7 x 11'2 max (5.05m x 3.40m max)

A wonderful main bedroom with plenty of space for storage.



### BEDROOM 2

10'3 x 12'8 max (3.12m x 3.86m max)

Another fantastic bedroom.



### BEDROOM 3

8'7 x 8'2 max (2.62m x 2.49m max)



## BATHROOM

With a low level WC, a hand basin and a panelled bath.



## 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.

## OUTSIDE

The property benefits from a rear garden that is mainly laid to lawn with a brilliant home office found at the bottom, this is also accessible via a shared side passage.



## GARDEN OFFICE



## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

## DOUBLE GLAZING

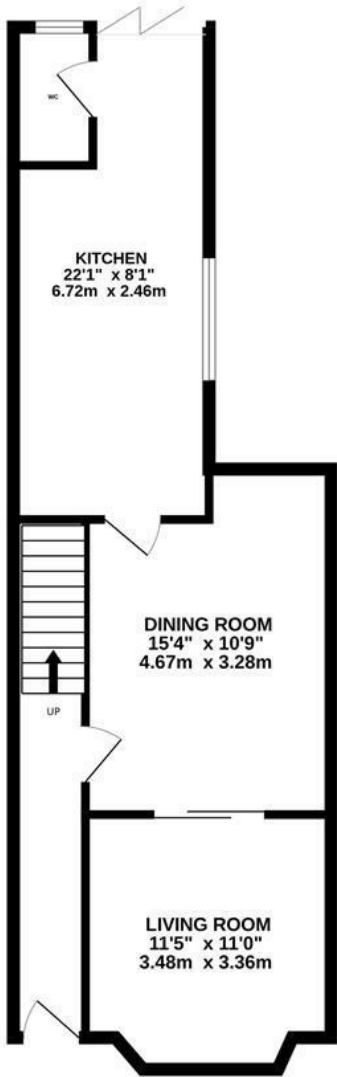
The property has the benefit of double glazing.

## TENURE

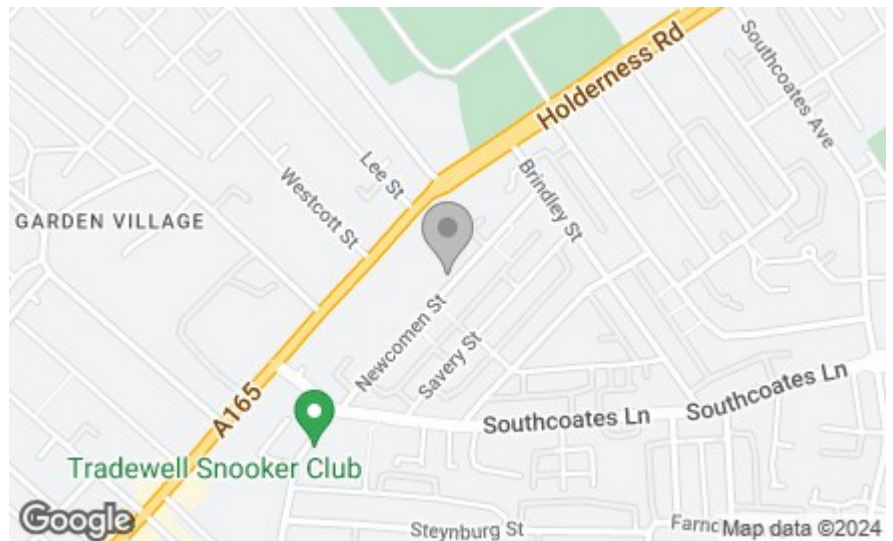
Symonds + Greenham have been informed that this property is Freehold.

## COUNCIL TAX

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



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
	<b>82</b>
<b>44</b>	

Very energy efficient - lower 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

England & Wales EU Directive 2002/91/EC