



SYMONDS + GREENHAM

Estate and Letting Agents



15 Brentwood Villas, Hull, HU5 3BZ £95,000

FANTASTIC TWO BED TERRACED - POPULAR HU5 LOCATION - CLOSE TO NEWLAND AVENUE - WELL MAINTAINED THROUGHOUT

This charming two bedroom mid-terrace property on Brentwood Villas, Reynoldson Street, is situated in the popular HU5 location, offering excellent proximity to the vibrant amenities of Newland Avenue. Ideal for first time buyers or those looking for an investment opportunity, the property is well presented and ready to move into.

Upon entering, the ground floor comprises a cosy living room, perfect for relaxation, a functional kitchen with ample storage space and clever storage solutions throughout, a rear lobby providing additional practicality, and a family bathroom. Upstairs, there are two good sized bedrooms, both complete with fitted wardrobes, ensuring plenty of space and maximising storage.

Externally, the property features well-maintained front and rear yards, ideal for outdoor seating or simple, low maintenance gardening. This delightful home offers both comfort and convenience, with smart storage solutions throughout, in a sought after location.

DO NOT DELAY...BOOK YOUR VIEWING NOW!

GROUND FLOOR

LIVING ROOM

14'6 x 11'6 max (4.42m x 3.51m max)

a well presented living space with focal fireplace

KITCHEN

a thoughtfully designed kitchen with a range of extra height eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, plumbing for washing machine, space for under counter fridge, door to rear lobby and stairs to first floor

LOBBY

with space for fridge freezer

BATHROOM

with low level w/c, pedestal sink basin, heated towel rail and panelled bath with waterfall shower hand held shower heads, with floor to ceiling tiles

FIRST FLOOR

BEDROOM 1

a lovely primary bedroom with fitted wardrobes and drawers

BEDROOM 2

with floor to ceiling fitted wardrobes and storage cupboard

OUTSIDE

To the rear, the property benefits from a concrete yard with bench and fixed storage shed with power supply, enclosed by timber fence and gated access to the ten foot.

To the front, the property boasts a petite, low maintenance yard

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.

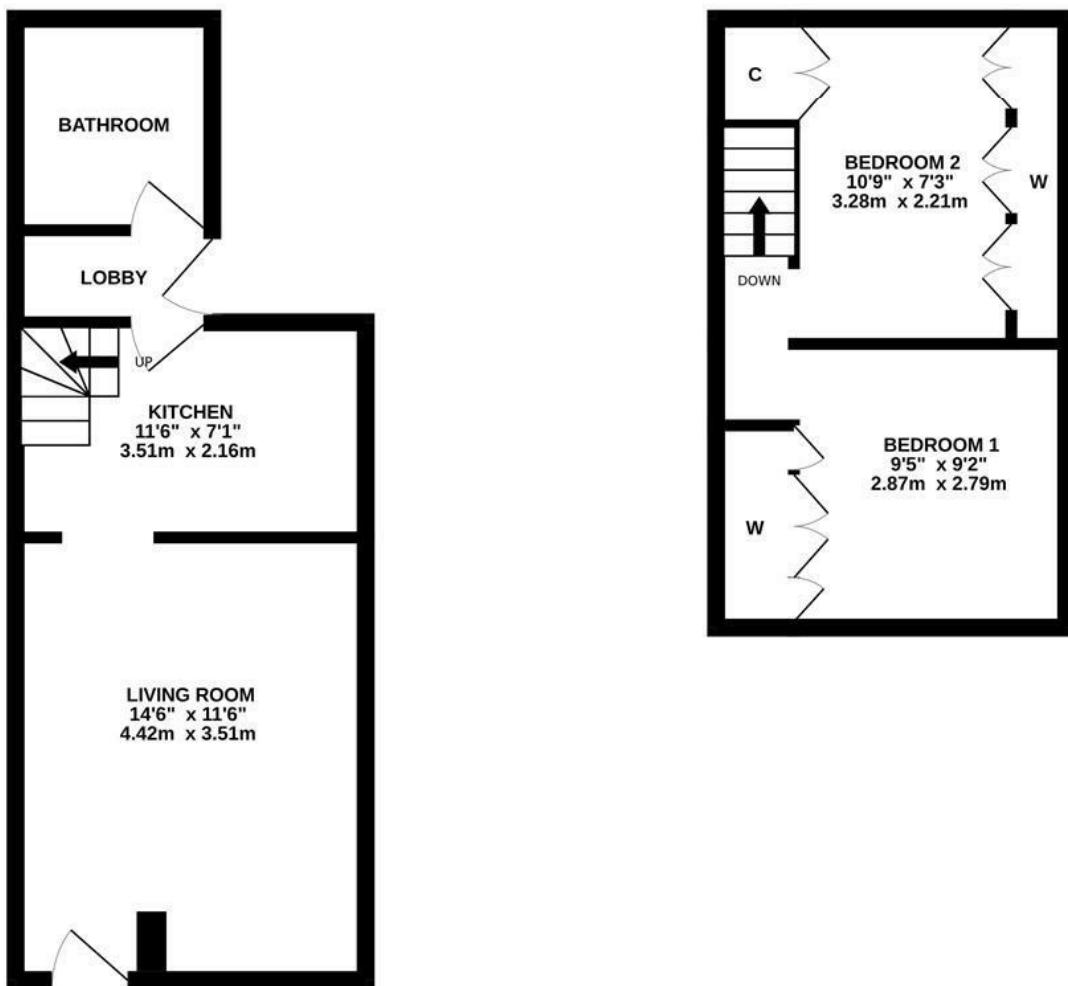
TENURE

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

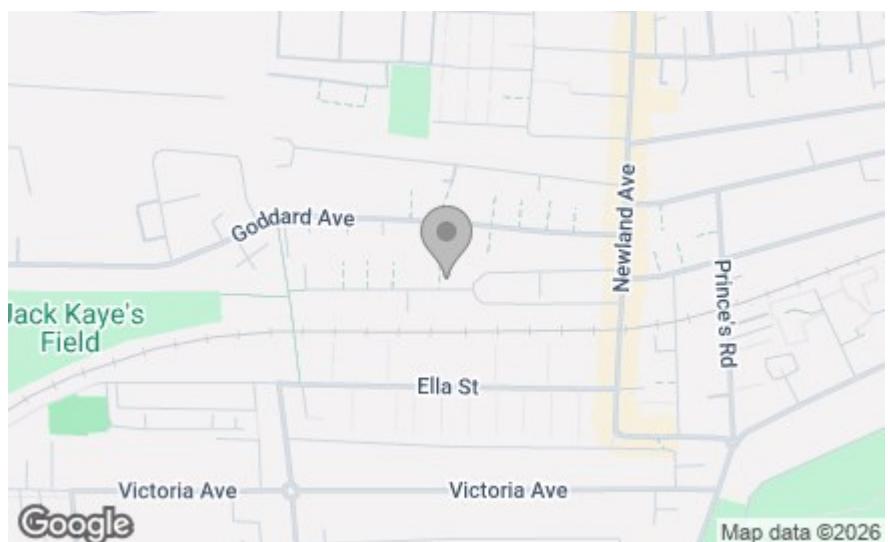
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



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		
(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		



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