



SYMONDS + GREENHAM

Estate and Letting Agents



16 Hinderwell Street, Hull, East Yorkshire HU5 3QN

Offers over £105,000

ATTENTION FIRST TIME BUYERS - AMAZING LOFT SPACE - 2 BATHROOMS!

Symonds and Greenham are delighted to welcome to the market this fantastic 2 bed property situated off Princes Avenue, a stone's throw from an array of popular bars and restaurants. With excellent transport links and in close proximity to the town centre this property is ideally placed for convenience and would be ideal for a first time buyer looking to get on the property ladder. Internally, the property comprises a hall way, open plan living area and kitchen to the ground floor, along with a family bathroom and 2 good sized bedrooms to the first floor plus a phenomenal loft space with en suite to the second floor. Outside the property has a courtyard with room for patio furniture.

DON'T MISS OUT - BOOK YOUR VIEWING TODAY!!!!

GROUND FLOOR

HALL WAY



OPEN PLAN LIVING AREA

22'4 x 13'4 (6.81m x 4.06m)

a well lit open space providing plenty of room for living and dining with french doors to the rear yard



KITCHEN

9'6 x 8'6 (2.90m x 2.59m)

with skylight and a range of eye and base level units with complimenting work surfaces. integrated oven with gas hob, plumbing for washing machine and space for fridge freezer



FIRST FLOOR

BEDROOM 1

16 x 10'6 (4.88m x 3.20m)

an excellent sized main bedroom with 2 windows providing plenty of natural light



BEDROOM 2

11'5 x 10'4 (3.48m x 3.15m)

another good sized bedroom



BATHROOM

with low level w/c, pedestal hand basin and corner shower cubicle



SECOND FLOOR

LOFT ROOM

13'3 x 13'1 (4.04m x 3.99m)

an excellent sized room currently used as a bedroom with en suite



EN SUITE

with low level w/c, pedestal hand basin and corner shower cubicle



OUTSIDE

a well maintained courtyard, enclosed by brick wall with access to the tenfoot



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

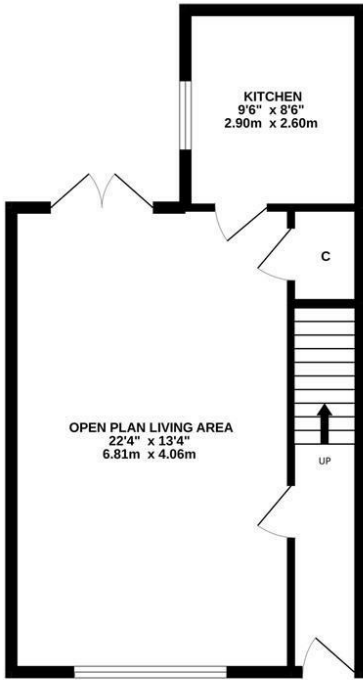
Symonds + Greenham have been informed that this property is Freehold.

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

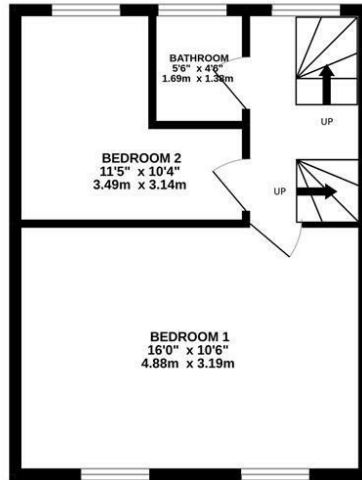
VIEWINGS

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

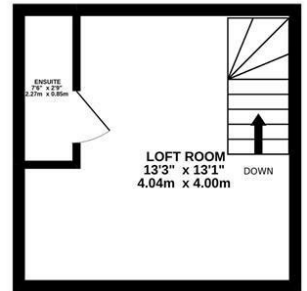
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 980sq.ft. (91.0 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		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		61
(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	

