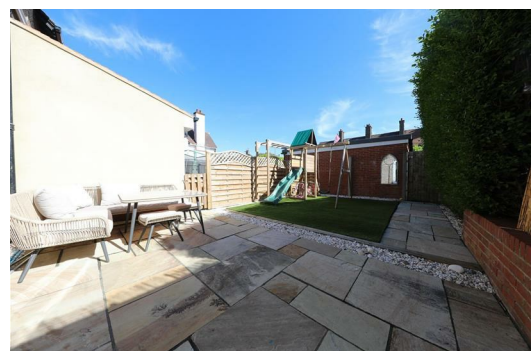




SYMONDS + GREENHAM

Estate and Letting Agents



56 Chestnut Grove, Hull, East Yorkshire HU8 8QN

Offers over £135,000

SOUGHT AFTER GARDEN VILLAGE LOCATION - WELL DECORATED THROUGHOUT - PERFECT FOR A FIRST TIME BUYER

This beautiful mid-terraced home is located in the sought-after garden village just a short way from Holderness Road, home to a host of local amenities including supermarkets, retail outlets and a gym. The property would be perfect for a first time buyer looking for a home they can move straight into. The property benefits from a generous rear garden and internally boasts a stunning lounge, a beautiful modern dining kitchen, two double bedrooms, a stylish bathroom and a converted loft space (not to building regs).

GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

LOUNGE

13'8 max x 12'6 max (4.17m max x 3.81m max)

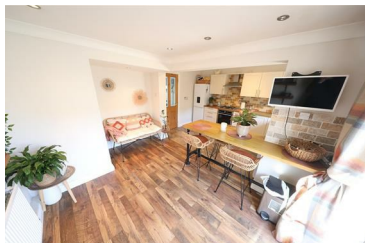
with feature fire place and door to...



DINING KITCHEN

16'11 max x 12'8 max (5.16m max x 3.86m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, electric cooker, gas hob with over head extractor fan, space for fridge-freezer, plumbing for washing machine and French patio doors to rear garden



FIRST FLOOR

MASTER BEDROOM

13'8 max x 11'6 max (4.17m max x 3.51m max)

with storage cupboard with stair case leading to second floor



BEDROOM 2

12'6 max x 8' max (3.81m max x 2.44m max)



BATHROOM

9'4 max x 8'7 max (2.84m max x 2.62m max)

The level WC, pedestal handbasin, panel bath, shower cubicle with overhead shower, heated towel rail, tiled to splash back areas

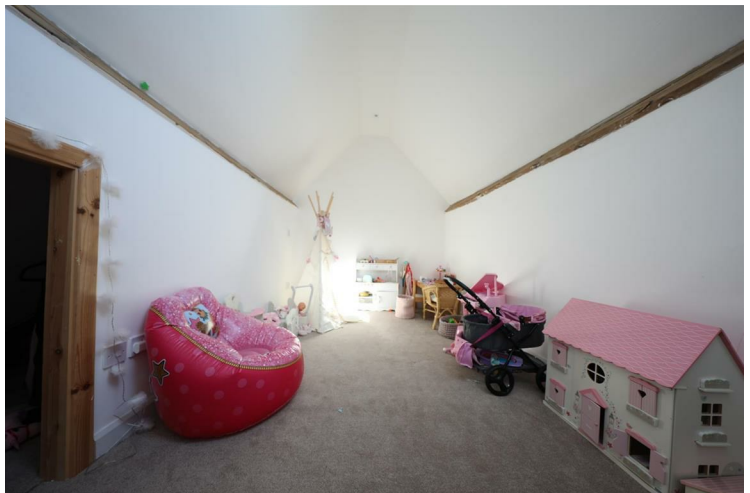


SECOND FLOOR

LOFT SPACE

15'3 max x 7'11 max (4.65m max x 2.41m max)

with storage into the eaves *DISCLAIMER* - THIS LOFT SPACE DOES NOT HAVE BUILDING REGULATION APPROVAL



OUTSIDE

The front garden is mainly laid with gravel.

The rear garden is mainly laid with artificial grass with a paved patio area.



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 BAND

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

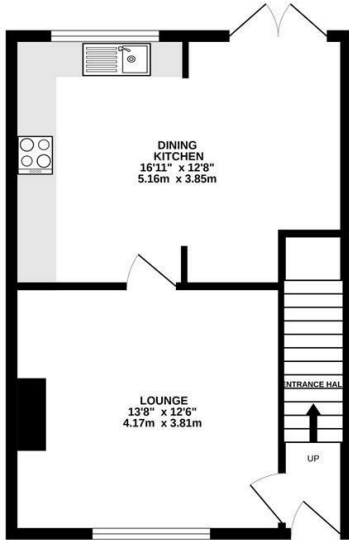
DISCLAIMER

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.

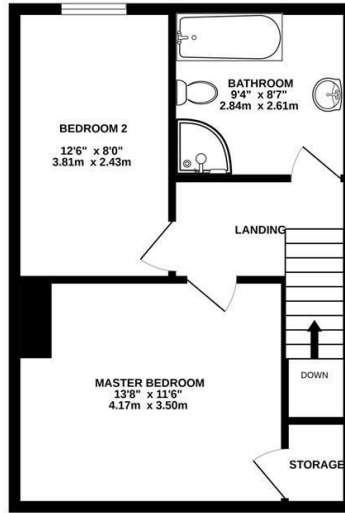
VIEWINGS

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

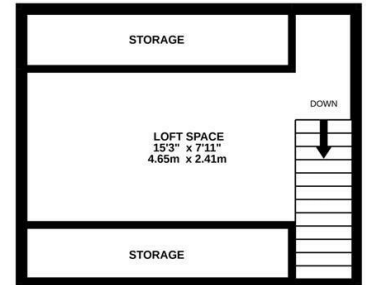
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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	

