



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 21 Ilthorpe, Hull, HU6 9EP

### £105,000

THREE-BED END TERRACE HOME - BRIGHT & SPACIOUS INTERIORS - KITCHEN/DINER - COSY LIVING ROOM - HANDY DOWNSTAIRS WC - GENEROUS REAR GARDEN - PERFECT FOR FAMILIES - SOUGHT-AFTER LOCATION CLOSE TO SHOPS, SCHOOLS & TRANSPORT LINKS - IDEAL FAMILY HOME

Nestled on Ilthorpe, this delightful end of terrace house presents a wonderful opportunity for families seeking a spacious and bright home. With three well-proportioned bedrooms, this property is designed to offer both comfort and practicality.

Upon entering, you will be welcomed by an inviting entrance hall that leads to a lovely kitchen and dining area, perfect for entertaining guests or enjoying family meals. The cosy living room invites relaxation and is ideal for family gatherings. The convenience of a handy downstairs WC adds to the practicality of this lovely residence, making daily life that much easier. The property boasts a generous garden at the back, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor area is perfect for children to play and for hosting summer barbecues, creating a wonderful space for family fun and relaxation.

Situated in a sought-after neighbourhood, this home is conveniently located near local shops, bus routes, and children's play areas, making it an excellent choice for families. The combination of modern amenities and a welcoming community enhances the appeal of this property, making it a must-see.

In summary, this spacious three-bedroom end of terrace house in Ilthorpe is a perfect blend of modern living and family-friendly features, awaiting its new occupants to create lasting memories. Don't miss the chance to make this delightful home your own!

#### **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.

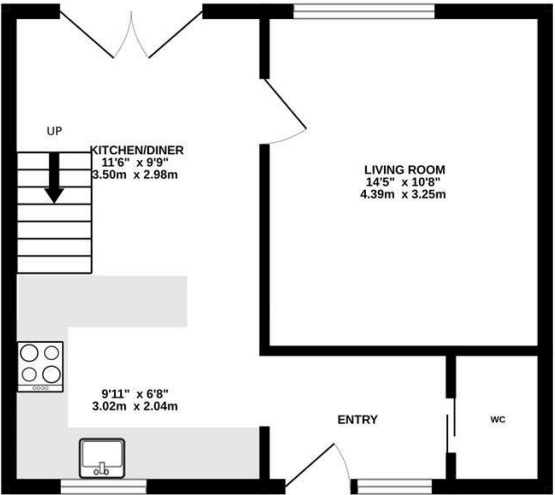
#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

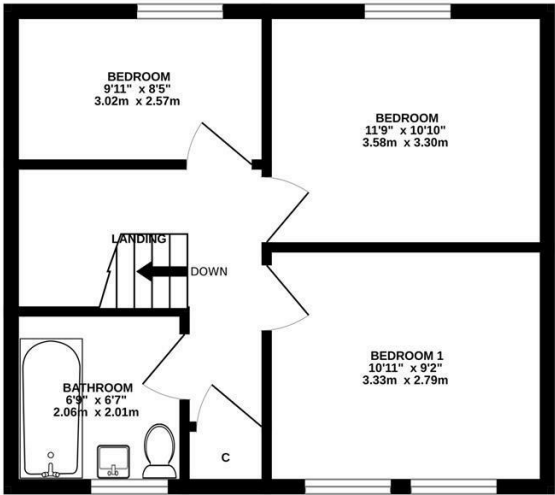
#### **VIEWINGS**

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

GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.




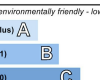
1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(02 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	