SYMONDS + GREENHAM

Estate and Letting Agents









18 Poultney Garth, Hull, HU12 8NS
Offers over £145,000

Situated in a quiet residential location in the popular town of Hedon, this well presented two bedroom semi detached home is perfect for first time buyers, downsizers or anyone seeking a property that is ready to move straight into. Offering stylish and modern accommodation throughout, the home is complemented by a beautifully updated bathroom and a versatile bar/summer house, ideal as a home office, entertaining space, gym or hobby room.

The accommodation briefly comprises an inviting entrance hall, a spacious and tastefully presented living room, and a well appointed fitted kitchen offering generous worktop and storage space, perfectly suited to modern day living. Upstairs, there are two well proportioned double bedrooms alongside a beautifully appointed contemporary bathroom, recently updated to a high standard with stylish fixtures and fittings, ensuring the property is ready for its next owners to move straight in and enjoy.

Outside, the property enjoys a lovely enclosed rear garden featuring the impressive bar/summer house, offering a fantastic extension of the living space with a variety of potential uses. The property also benefits from a garage and side driveway providing ample off street parking. Conveniently positioned close to Hedon's excellent range of local shops, amenities, schools and transport links, this is a fantastic opportunity to purchase a stylish, move in ready home in a sought after residential setting.

BOOK YOUR VIEWING NOW!

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" (change as needed).

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.

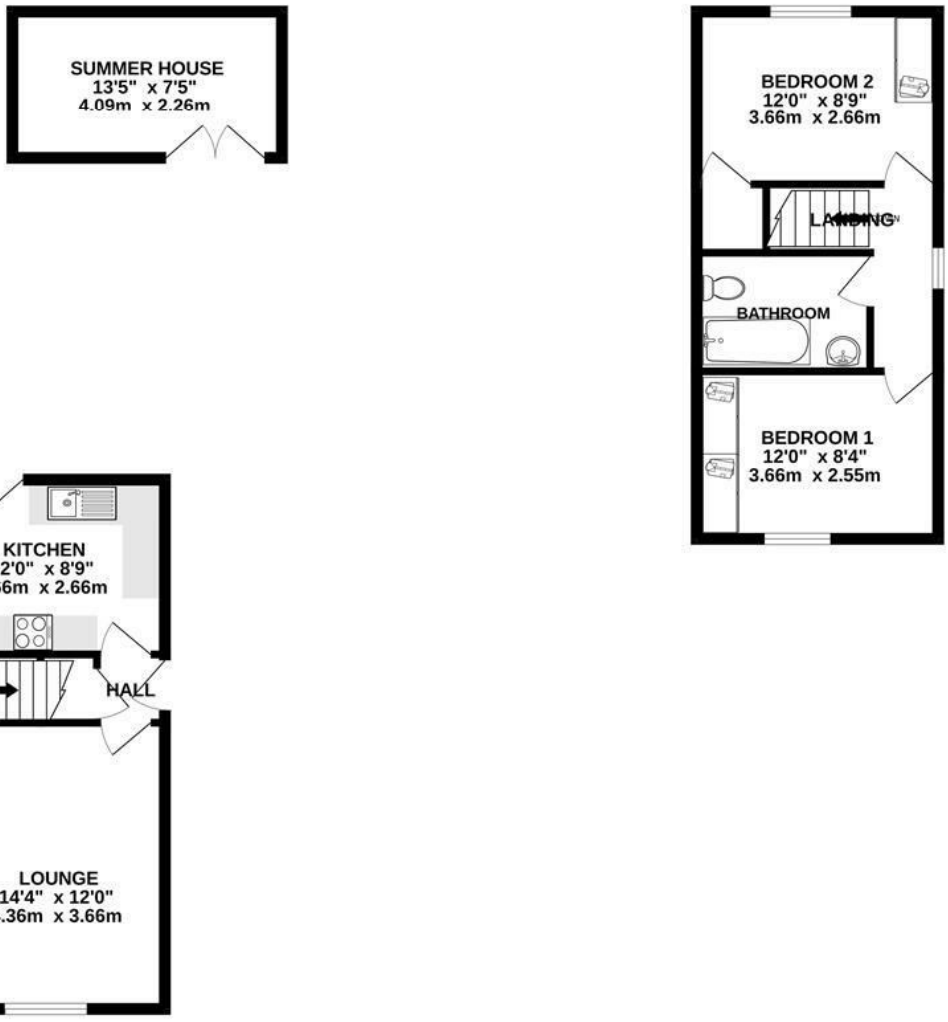
FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

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.

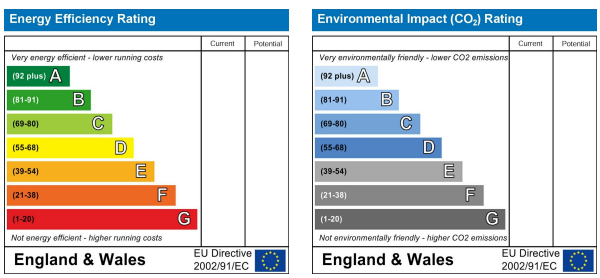
VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

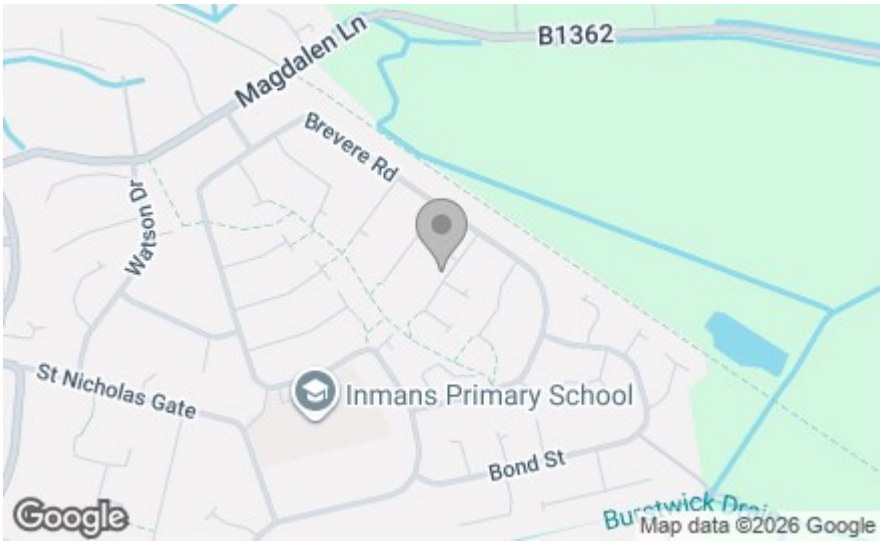
GROUND FLOOR

1ST 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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