



SYMONDS + GREENHAM

Estate and Letting Agents



16 Perth Street, Hull, HU5 3PE

£140,000

A beautifully presented two bedroom mid terraced home situated on Perth Street, right in the heart of the ever popular HU5 area. Perfectly suited to first time buyers or those looking to downsize, this stylish property is ideally positioned close to the excellent range of amenities found along Chanterlands Avenue and Princes Avenue. The current owners have meticulously modernised and refined the home throughout, resulting in a property that is finished to an exceptional standard and ready to move straight into.

The accommodation is both inviting and thoughtfully designed, beginning with an entrance hall leading into a lovely living room that showcases an open fireplace, bay window and tasteful décor that perfectly complements the character of the home. A separate dining room provides a fantastic sociable space and benefits from direct access to the rear patio. The modern kitchen is sleek and well appointed, with quality finishes and a useful utility room positioned to the rear, adding to the practicality of the layout.

Upstairs, there are two beautifully presented bedrooms, both finished in a calm, stylish palette. The bathroom is a real standout feature, offering a luxurious feel with a freestanding bath, walk in shower and contemporary fittings. Externally, the property enjoys a well proportioned courtyard garden with porcelain tiled patio and walkways, a large storage shed and an attractive walled front garden, all of which have been equally well maintained.

Stylish, immaculate and perfectly located, this is a superb example of a turn key HU5 home that truly must be viewed to be fully appreciated.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).
The property also benefits from an 8 year transferrable warranty on the boiler.

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.

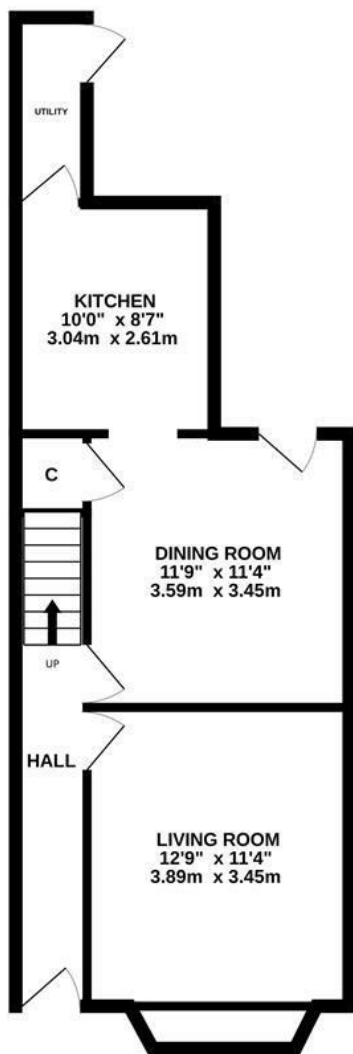
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

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.



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			87
(81-91) B			
(69-80) C			
(55-68) D		70	
(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	87
(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

