



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **52 Shannon Road, Hull, East Yorkshire HU8 9PF** **£85,000**

**PERFECT FIRST TIME BUYER WITH TWO DOUBLE BEDROOMS, OFF-STREET PARKING AND A GORGEOUS REAR GARDEN!**

This delightful mid-terraced home is situated on the East Hull estate of Longhill close to well regarded schools and a host of local amenities with a large supermarket located in the neighbouring village of Bilton. The property would ideally suit a first time buyer but could also be suitable for a family. The property boasts a gorgeous rear garden and off-street parking to the rear and briefly comprises a stylish living room and modern kitchen/diner to the ground floor and two double bedrooms and a family bathroom to the first floor.

**GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING TODAY!**



## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### LIVING ROOM

14'9 max x 11'7 max (4.50m max x 3.53m max)

with electric fire, under-stairs cupboard and door to...



### KITCHEN/DINER

14'11 max x 8'2 max (4.55m max x 2.49m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, over head extractor fan, integrated freezer, space for fridge, space for gas cooker and hob, plumbing for washing machine and french doors to rear garden



### BATHROOM

with low level WC, vanity hand basin, panelled bath with over head shower, tiled to splash back areas



## FIRST FLOOR

### BEDROOM 1

13'9 max into wardrobes x 10'9 max (4.19m max into wardrobes x 3.28m max)

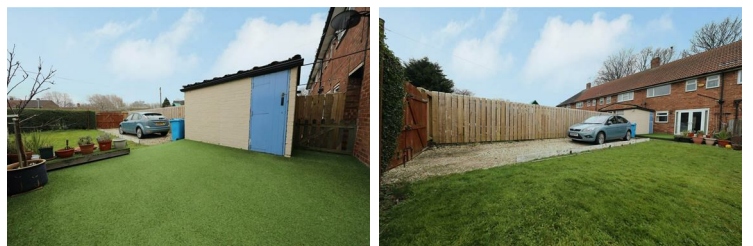
with two storage cupboards and fitted wardrobes



### OUTSIDE

The front garden is laid with loose bark chippings enclosed by hedges.

The rear garden is mainly laid to lawn with a raised decking area, laid with artificial grass and a driveway laid to gravel with gated vehicular access via the rear.



### BEDROOM 2

12'4 max x 10'7 max (3.76m max x 3.23m max)

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

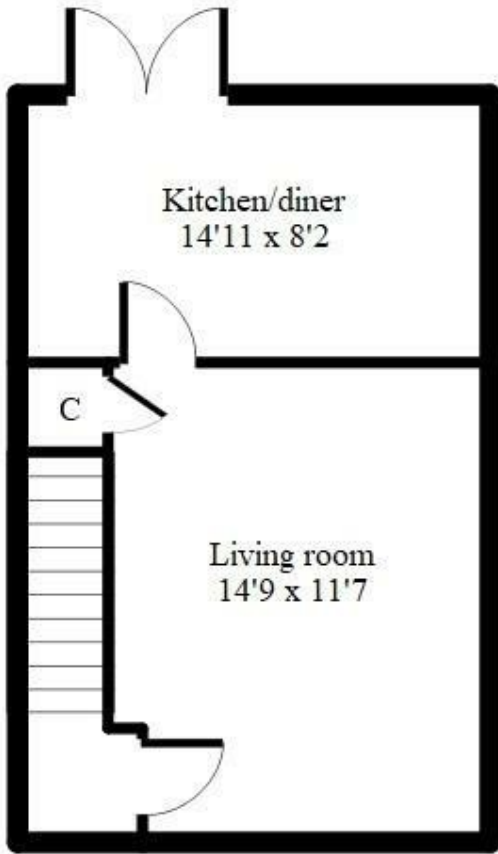
The property has the benefit of double glazing.

### DISCLAIMER

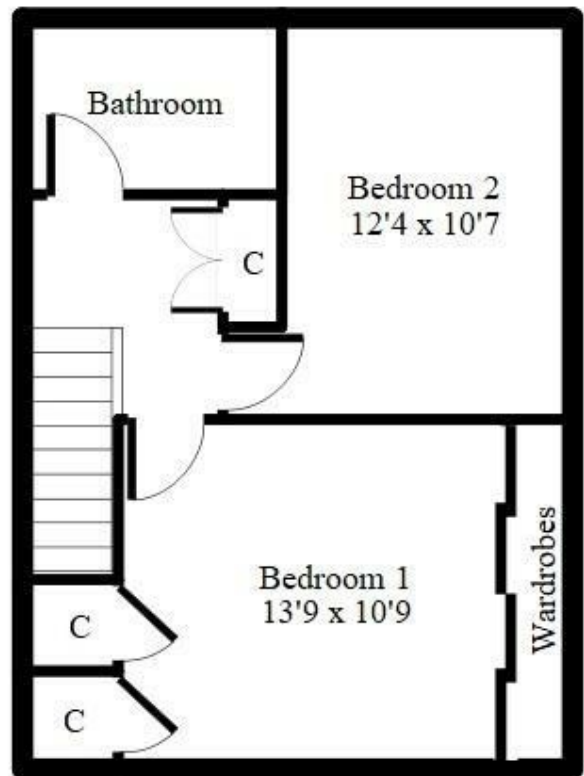
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

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



Ground floor



First floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	84
(81-81) 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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	84
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC