



SYMONDS + GREENHAM

Estate and Letting Agents



37 Mast Drive, Hull, Yorkshire HU9 1ST **£140,000**

FANTASTIC STARTER HOME WITH HUGE REAR GARDEN - OFF STREET PARKING - MOVE IN CONDITION !!!

This semi-detached home would be perfect for a first time buyer, buy to let investor or a young couple. The property is situated on the popular Victoria Dock which is home to well regarded schools and close to a host of local amenities including a super-market and a public house, as well as having good transport links to Hull city centre and the A63. The property is well decorated throughout and boasts a stylish living room and a modern kitchen/diner to the ground floor, two double bedrooms, and a family bathroom to the first floor, off-street parking to the side and a beautiful garden to the rear.

DON'T MISS OUT.....BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

12'10 x 12'09 max (3.91m x 3.89m max)

A lovely family room with stair access and door leading to the kitchen.



KITCHEN

8'04 x 12'11 max (2.54m x 3.94m max)

With a range of eye level and base level units and complimenting work surfaces, space for fridge freezer, integrated oven with gas hob and overhead extractor fan, stainless steel sink and drainer unit and plumbing for a dishwasher. With french doors leading to the garden.



FIRST FLOOR

BEDROOM 1

13'01 x 10'01 max (3.99m x 3.07m max)

A generous double bedroom.



BEDROOM 2

11'02 x 7'05 max (3.40m x 2.26m max)



BATHROOM

With a low level WC, panelled bath with overhead shower attachment, tiles to splash back area and a vanity unit hand basin.



OUTSIDE

The property benefits from a side drive and a large rear garden with an area of paving, with steps and a pathway with areas of gravel and decking.

CENTRAL HEATING

The property has the benefit of gas central heating. Boiler serviced annually and Electrics recently subjected to a Satisfactory EIC Report.

DOUBLE GLAZING

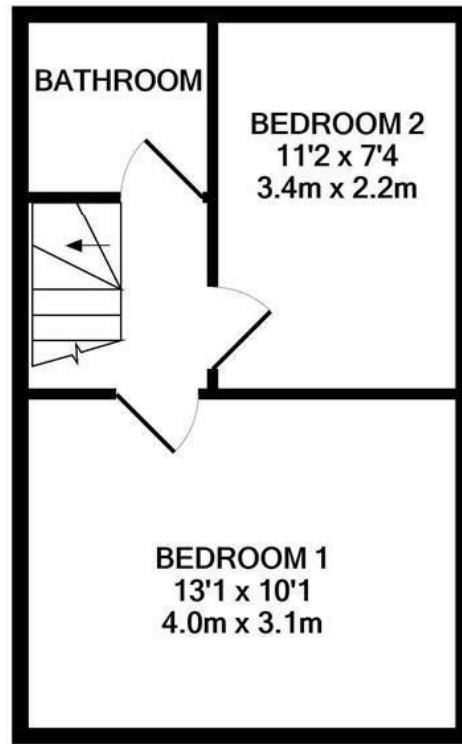
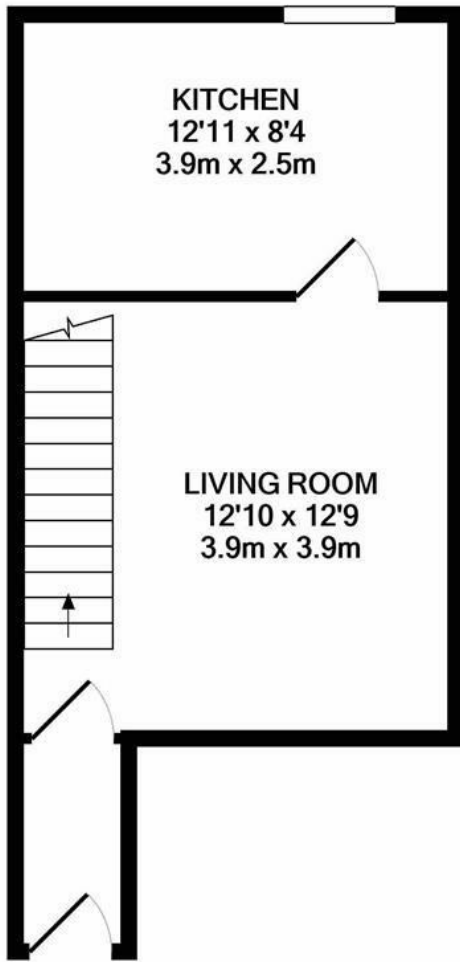
The property has the benefit of double glazing.

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.

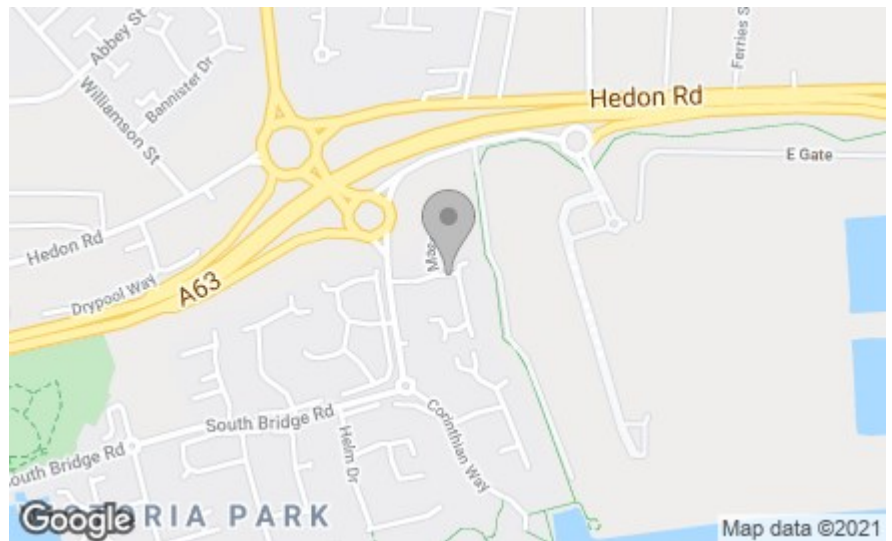


1ST FLOOR
APPROX. FLOOR
AREA 275 SQ.FT.
(25.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 294 SQ.FT.
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 569 SQ.FT. (52.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
73	88

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC