



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **4 Salcey Close, Hull, East Yorkshire HU7 3HQ** **Offers in excess of £110,000**

**LOVELY TWO BEDROOM END TERRACE - PERFECT FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS - PARKING FOR TWO CARS**

Symonds and Greenham are delighted to bring to the market this lovely two bedroom end of terrace property. Situated on the ever popular Kingswood development, this property finds itself perfectly located for a host of local amenities, a retail park, supermarkets, bars and restaurants. This home is ideal for first time buyers and buy to let investors, the downstairs comprises of a kitchen and lovely lounge that looks out on to the garden. Upstairs you will find two bedrooms and a family bathroom. Outside has a lovely garden and parking for two cars.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LIVING ROOM

15'05 x 11'10 max (4.70m x 3.61m max)

A large family reception room with doors leading to the garden.



### KITCHEN

7'40 x 8'6 max (2.13m x 2.59m max)

With a range of eye level and base level units with complimenting work surfaces, space for fridge freezer, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine, stainless steel sink and drainer unit, tiles to splash back areas.



## FIRST FLOOR

### BEDROOM 1

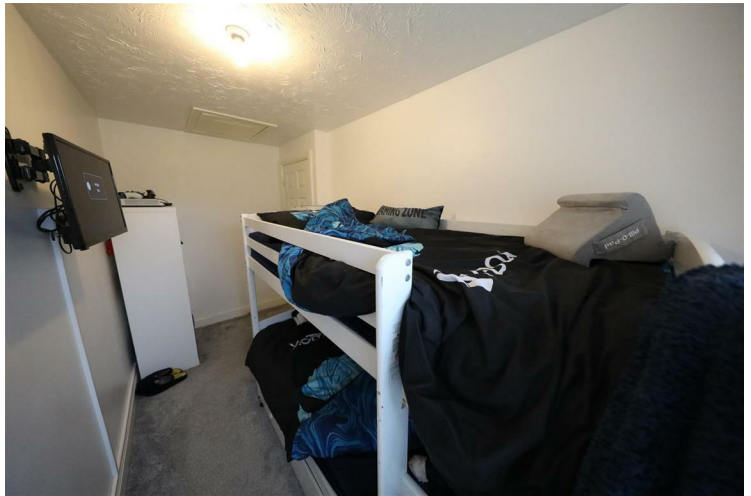
12'00 x 11'10 max (3.66m x 3.61m max)

A generous double bedroom.



### BEDROOM 2

12'00 x 5'07 max (3.66m x 1.70m max)



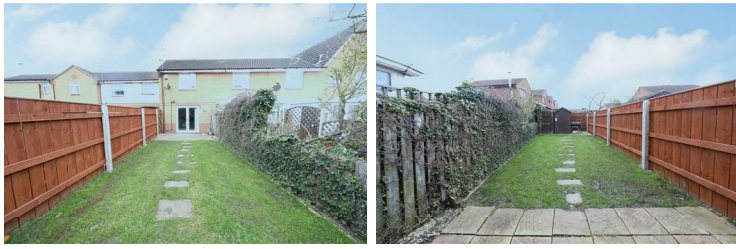
### BATHROOM

With a panelled bath and overhead shower attachment, a low level WC, pedestal hand basin, tiles to splash back areas.



### OUTSIDE

Rear garden is mainly laid to lawn with a paved area and stones leading to the bottom. Car parking for two cars.



### **CENTRAL HEATING**

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

### **DOUBLE GLAZING**

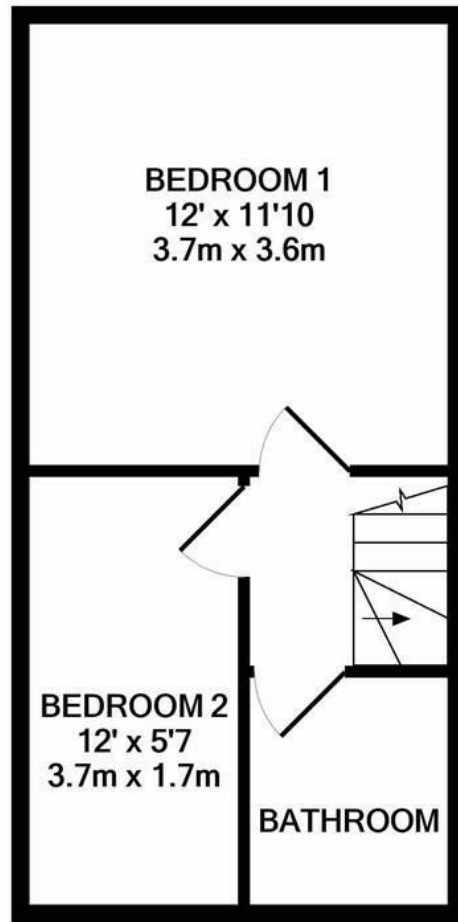
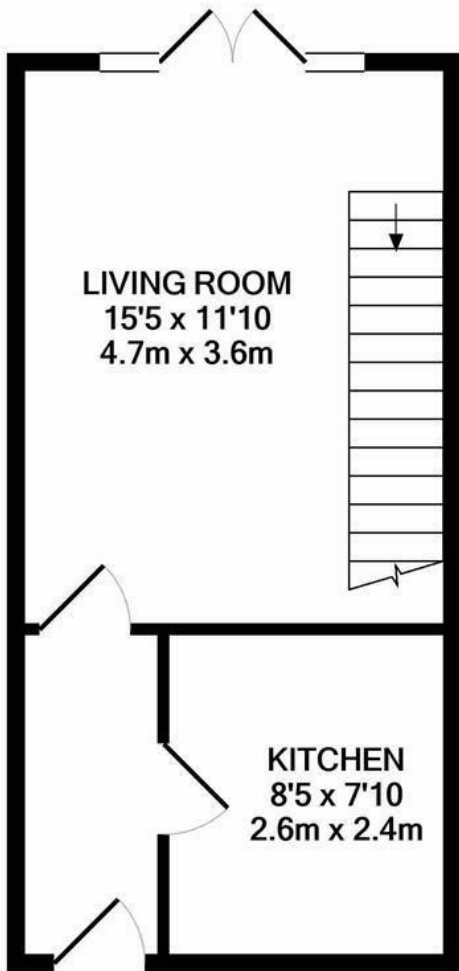
The property has the benefit of double glazing.

### **VIEWINGS**

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

### **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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 290 SQ.FT.  
(26.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.7 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
74	88

Very energy efficient - lower 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

England & Wales EU Directive 2002/91/EC