



SYMONDS + GREENHAM

Estate and Letting Agents



69 Perth Street, Hull, East Yorkshire HU5 3NU **Offers in excess of £95,000**

ATTENTION FIRST TIME BUYERS: STUNNING HOME SITUATED ON THE DUKERIES, FULLY RENOVATED BY THE CURRENT OWNERS TO AN EXCEPTIONAL STANDARD

This mid-terraced home is situated on the "Dukeries", close to well-regarded schools and local amenities, and within close proximity of Chanterlands Avenue and Princes Avenue, which are home to supermarkets, restaurants and bars. The property would be ideal for a first-time buyer looking for a home they could move straight into and make their own. The property has been re-furbished by the current owners to an exceptional standard and now boasts a stunning living room leading through into the beautiful, brand new, modern kitchen, two recently decorated double bedrooms, a brand new bathroom and a rear garden that is quite the sun trap.

GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

LIVING ROOM

12'2 max x 14'0 max (3.71m max x 4.27m max)

A spacious and well decorated living room with bay window and door to the....



BATHROOM

A brand new bathroom suite with low-level WC, pedestal handbasin, panelled bath with overhead shower attachment and mixer tap and tiles from floor to ceiling



KITCHEN

12'3 max x 10'0 max (3.73m max x 3.05m max)

A bright, brand new and modern kitchen suite with a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric oven, conduction hob with overhead extractor fan, stairs to the first floor and door to the rear lobby



FIRST FLOOR

BEDROOM ONE

An excellent sized double bedroom



BEDROOM TWO

A second good sized double bedroom



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.

OUTSIDE

The south facing rear courtyard is quite a sun trap and an excellent place to relax or entertain throughout the summer. It is laid to block paved patio and enclosed by brick built walls with a raised bedding area and a side path providing rear access

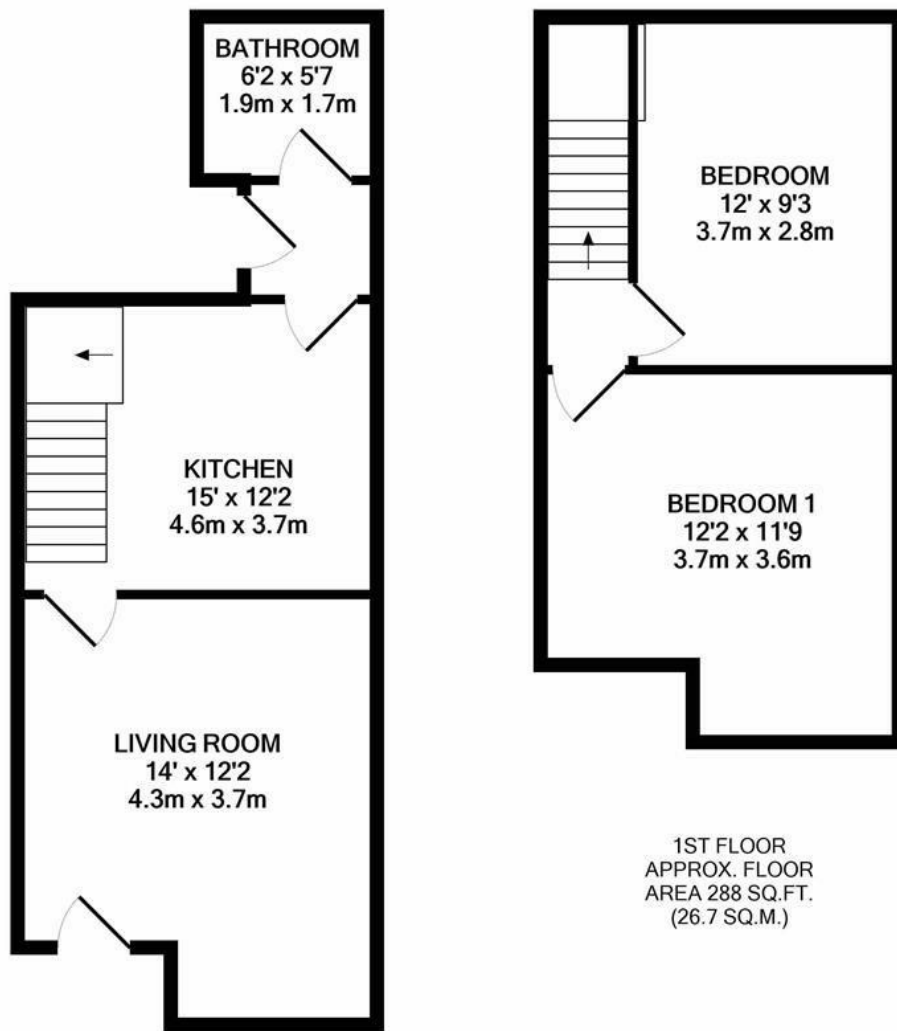


CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

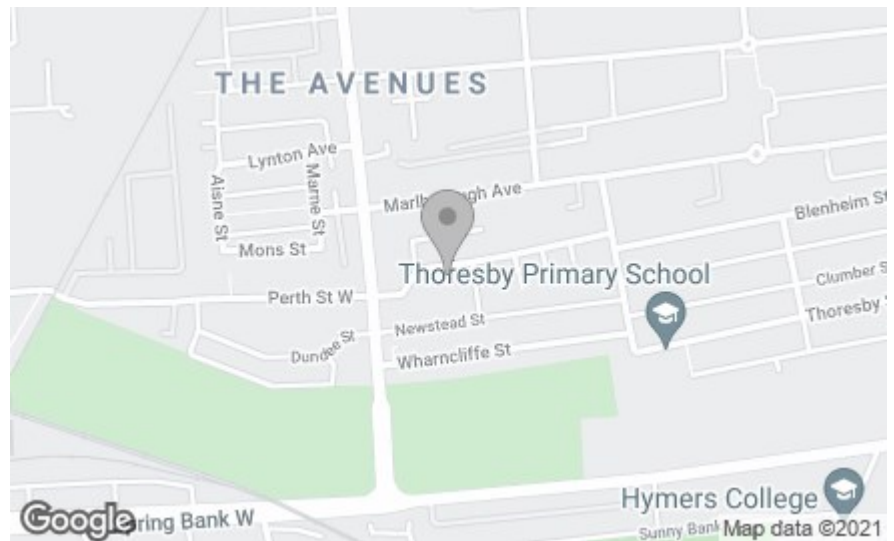


1ST FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.4 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
	89
69	

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC