



SYMONDS + GREENHAM

Estate and Letting Agents



25 Twickenham Close, Hull, East Yorkshire HU8 9FA Offers over £150,000

STUNNING THREE BED END TERRACED HOME WITH OFF-STREET PARKING AND A BEAUTIFUL WEST FACING REAR GARDEN

This wonderful home would be perfect for a small family or first time buyer and is located off Bellfield Avenue close to well regarded schools and local amenities, within walking distance of a supermarket and a bakery. The property is only four years old, is modern throughout and offers ample living space. The end of terrace home benefits from a gorgeous rear garden that is quite the sun trap, off-street parking to the front for two large vehicles and internally boasts a stylish living room, a stunning modern kitchen/diner, a convenient downstairs WC, three excellent sized and well proportioned bedrooms and a beautiful family bathroom.

DON'T MISS OUT ON THIS....BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With door to the downstairs WC and door to the...

LIVING ROOM

14'10 max x 11'3 max (4.52m max x 3.43m max)

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



KITCHEN DINER

15'0 max x 11'1 max (4.57m max x 3.38m max)

Spacious kitchen diner with a range of eye level and base level units with complimentary work surfaces, electric oven, induction hob with overhead extractor fan, plumbing for washing machine and dishwasher, space for fridge freezer, stainless steel sink and drainer unit with mixer tap, stairs to the first floor and French doors to the rear garden



WC

with low level WC and pedestal hand basin



FIRST FLOOR

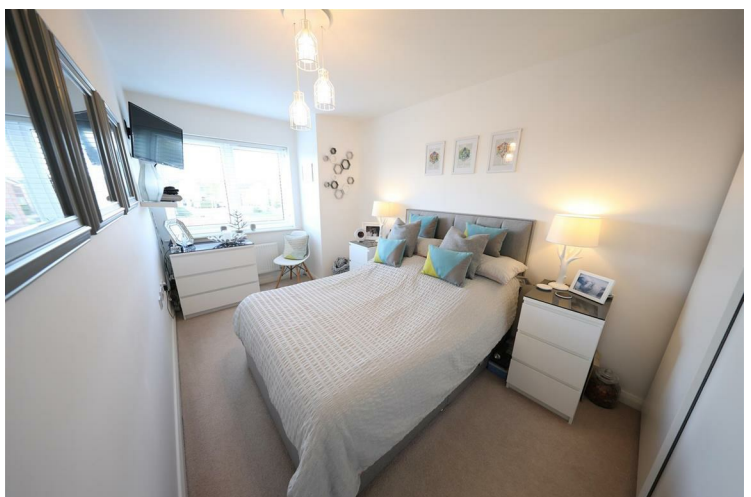
LANDING

With airing cupboard



BEDROOM ONE

15'3 max x 8'8 max (4.65m max x 2.62m max)



BEDROOM TWO

10'11 max x 6'9 max (3.33m max x 2.06m max)



BEDROOM THREE

7'10 max x 7'5 max (2.39m max x 2.26m max)



BATHROOM

A beautifully designed bathroom suite with low-level WC, pedestal hand basin, panelled bath with overhead shower attachment and mixer tap and tiled splashback areas



OUTSIDE

The front of the property is laid to tarmac drive providing off street parking for two vehicles.
The west facing rear garden is mainly laid to lawn and enclosed by timber fencing with a block paved patio area ideal for

entertaining guests are relaxing in the summertime. There is a wooden shed to the rear of the garden providing external storage space and side path leading to the front of the property.



CENTRAL HEATING

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

DOUBLE GLAZING

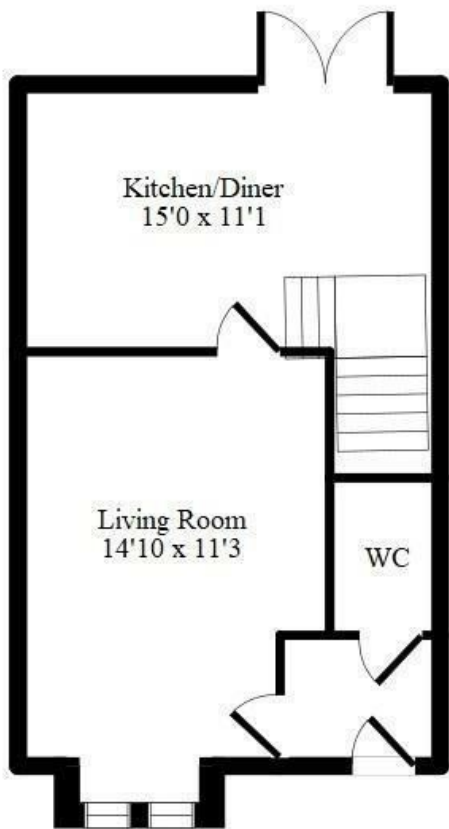
The property has the benefit of double glazing.

VIEWINGS

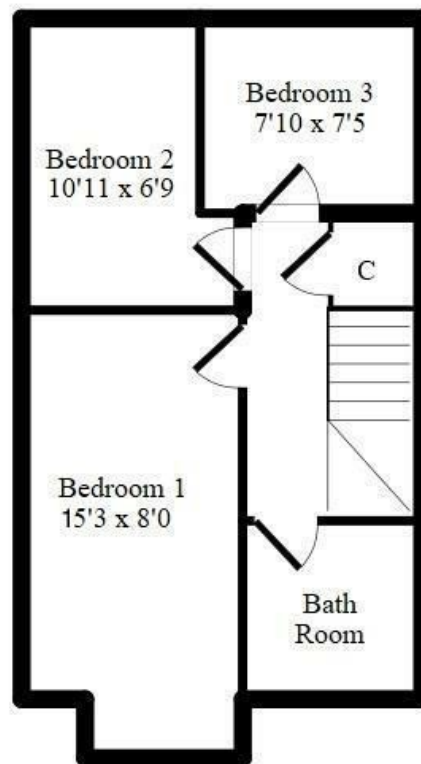
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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



First Floor

Energy Efficiency Rating	
Current	Potential
86	88

Very energy efficient - lower running costs

(82 plus) **A**

(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 ₂) Rating	
Current	Potential
89	91

Very environmentally friendly - lower CO₂ emissions

(82 plus) **A**

(81-81) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

