



SYMONDS + GREENHAM

Estate and Letting Agents



5 Dann Court, Hull, HU12 8GT

Offers over £110,000

ATTENTION FIRST TIME BUYERS...DELIGHTFUL TWO BED HOME IN THE SOUGHT AFTER EAST HULL MARKET TOWN OF HEDON!

This lovely end-terraced home would be perfect for a first time buyer. The property is situated in the market town of Hedon which is home to well regarded schools and a host of local amenities including a supermarket and several restaurants and public houses. The property is well decorated throughout and boasts a stylish living room, kitchen, a convenient downstairs WC, two double bedrooms, a modern family bathroom, a rear garden that is quite the sun trap and off-street parking to the front.

DO NOT MISS OUT ON THIS OPPORTUNITY TO GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With door to the downstairs WC, storage cupboard, door to the lounge and open plan entrance to the

KITCHEN

8'2 max x 6'7 max (2.49m max x 2.01m max)

With a range of eye level and base level units with complimentary work surfaces, space for fridge freezer, electric oven, gas hob with overhead extractor fan, plumbing for washing machine and stainless steel sink and drainer unit



LIVING ROOM

15'1 max x 13'0 max (4.60m max x 3.96m max)

With electric fireplace, stairs to the first floor and french doors to the rear garden



DOWNSTAIRS WC

A convenient downstairs toilet with low level WC and pedestal handbasin



FIRST FLOOR

LANDING

With doors to both bedrooms and door to the...

BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower attachment and tiled splashback areas



BEDROOM ONE

13'0 max x 8'2 max (3.96m max x 2.49m max)

An excellent size double bedroom



BEDROOM TWO

13'0 max x 8'4 max (3.96m max x 2.54m max)

A second good size double bedroom with airing cupboard



OUTSIDE

The front of the property is laid to concrete drive providing off street parking for two vehicles with an outside storage area.

The rear garden is mainly laid to artificial lawn and enclosed by

timber fencing with a raised decking area to the rear ideal for relaxing or entertaining guests throughout the summer time.



CENTRAL HEATING

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

DOUBLE GLAZING

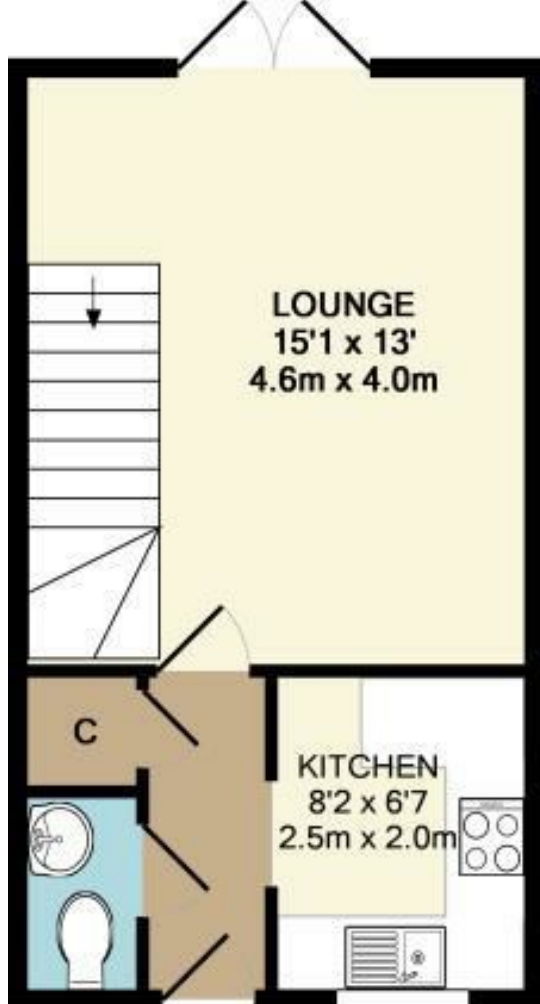
The property has the benefit of double glazing.

VIEWINGS

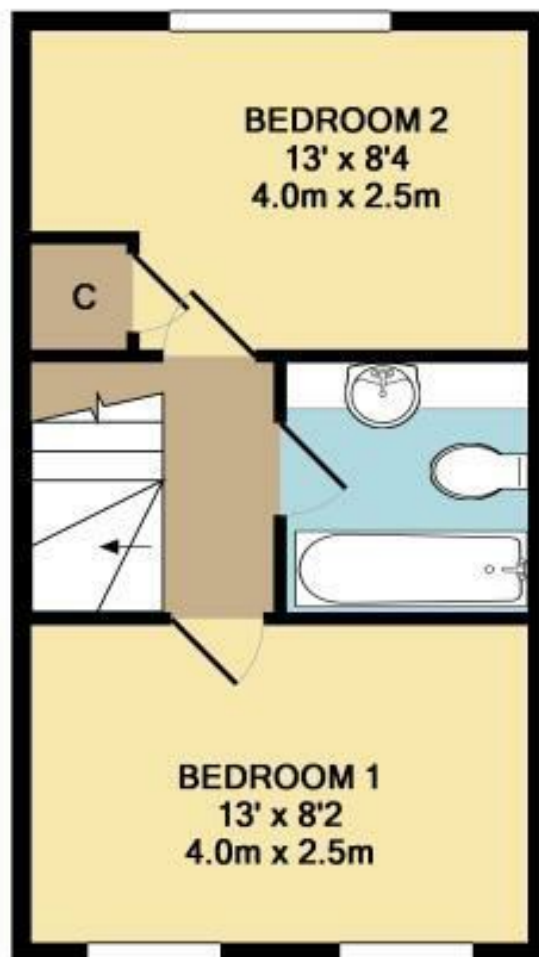
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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



1ST FLOOR

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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	88
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

