



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **49 The Queensway, Hull, Yorkshire HU6 9BH Offers over £70,000**

**1 BED QUARTER HOUSE - OFF-STREET PARKING - GENEROUS GARDEN - NO CHAIN**

This quarter house is located on The Queensway off Hall Road close to well regarded schools and local amenities with good transport links to Hull city centre and Kingswood retail park home to a supermarket, a cinema and a range of restaurants and retail outlets. The property would be perfect for a first time buyer or a single occupant however the property would also be suitable for an investor. The property benefits from a side drive providing off-street parking and a generous garden and internally briefly comprises entrance hall, living room and kitchen to the ground floor with a double bedroom and a bathroom to the first floor.

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

## GROUND FLOOR

### ENTRANCE HALL

With door to...

### LIVING ROOM

13' max x 11'9 max (3.96m max x 3.58m max)

With under-stairs cupboard, stairs to 1st floor and door to...



### KITCHEN

13' max x 5'1 max (3.96m max x 1.55m max)

The range of eye level and base level units with complimentary work surfaces, stainless steel sink and drainer unit, space for freestanding cooker, plumbing for washing machine and space for fridge-freezer.



## FIRST FLOOR

### BEDROOM 1

13' max x 10'9 max (3.96m max x 3.28m max)

With fitted wardrobes



### BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, floor-to-ceiling tiles.



### GARDEN

The property benefits from a generous garden which is mainly laid to lawn with a paved patio area, a timber shed and a greenhouse.



### PARKING

The property benefits from a driveway that leads to a hardstanding concrete base providing off street parking for multiple vehicles.

### **CENTRAL HEATING**

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

### **DOUBLE GLAZING**

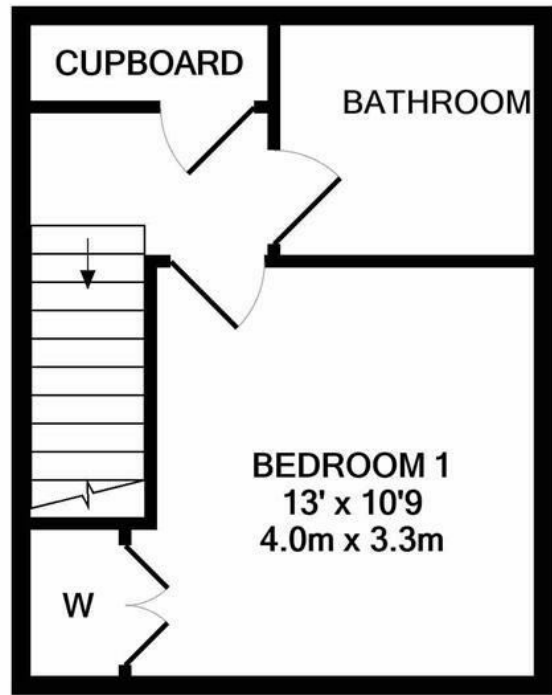
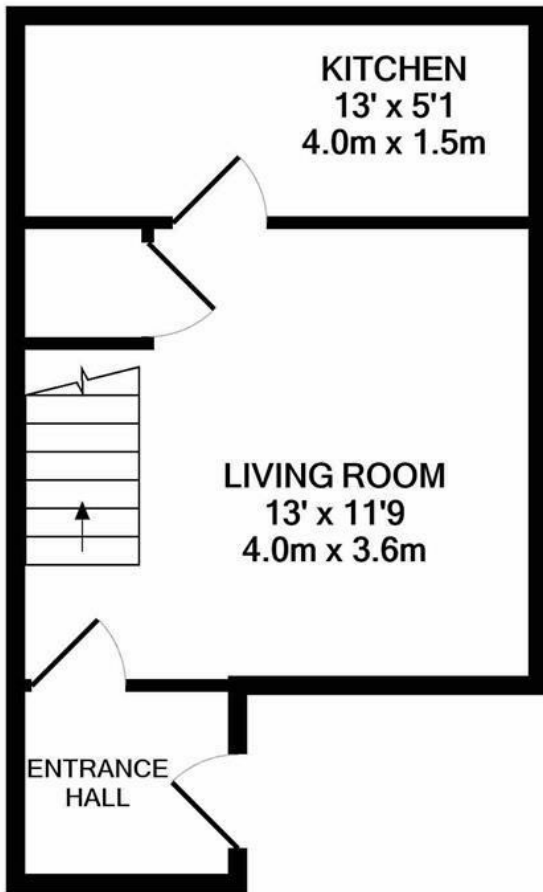
The property has the benefit of double glazing.

### **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 228 SQ.FT.  
(21.2 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 257 SQ.FT.  
(23.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	88		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A		(02 plus) A	
(61-81) B		(81-91) B	
(49-60) C		(69-80) C	
(35-48) D		(55-68) D	
(29-34) E		(39-54) E	
(21-28) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

