



SYMONDS + GREENHAM

Estate and Letting Agents



123 Lee Street, Hull, East Yorkshire HU8 8NW **£100,000**

STUNNING FIRST TIME BUYER HOME - DECORATED TO A HIGH STANDARD - TWO DOUBLE BEDROOMS

This mid-terraced home would be perfect for a first time buyer. The property is situated on Lee Street off Holderness Road, close to well regarded schools and local amenities including Woodford leisure centre and Mount Pleasant Retail Park, home to a supermarket, a gym and retail outlets. The owner of this property has decorated the mid-terraced home to a very high standard and now boasts a stunning living room, a gorgeous dining room, a modern kitchen, a stylish bathroom, two double bedrooms and a generous rear garden.

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

GROUND FLOOR

PORCH

With door to...

LIVING ROOM

15'1 max x 12'1 max (4.60m max x 3.68m max)

With gas fire and archway to...



DINING ROOM

12'2 max x 8'9 max (3.71m max x 2.67m max)

with stairs to first floor and open plan door way to...



KITCHEN

9' max x 6'11 max (2.74m max x 2.11m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and draining unit, electric cooker, electric hob, space for fridge-freezer, plumbing for washing machine, door to rear garden and door to...



BATHROOM

With low-level WC, vanity hand basin, panelled bath with overhead shower, heated towel rail, tiled to splashback areas.



FIRST FLOOR

BEDROOM 1

13'6 max x 12'1 max (4.11m max x 3.68m max)

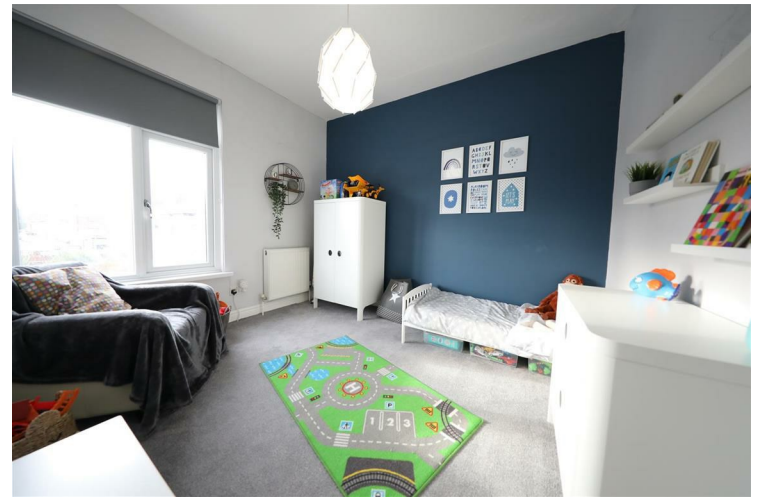
With storage cupboard



BEDROOM 2

10'7 max x 9'3 max (3.23m max x 2.82m max)

With storage cupboard



OUTSIDE

The rear garden consists mainly of a raised decking area with a garage to the rear.



CENTRAL HEATING

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

DOUBLE GLAZING

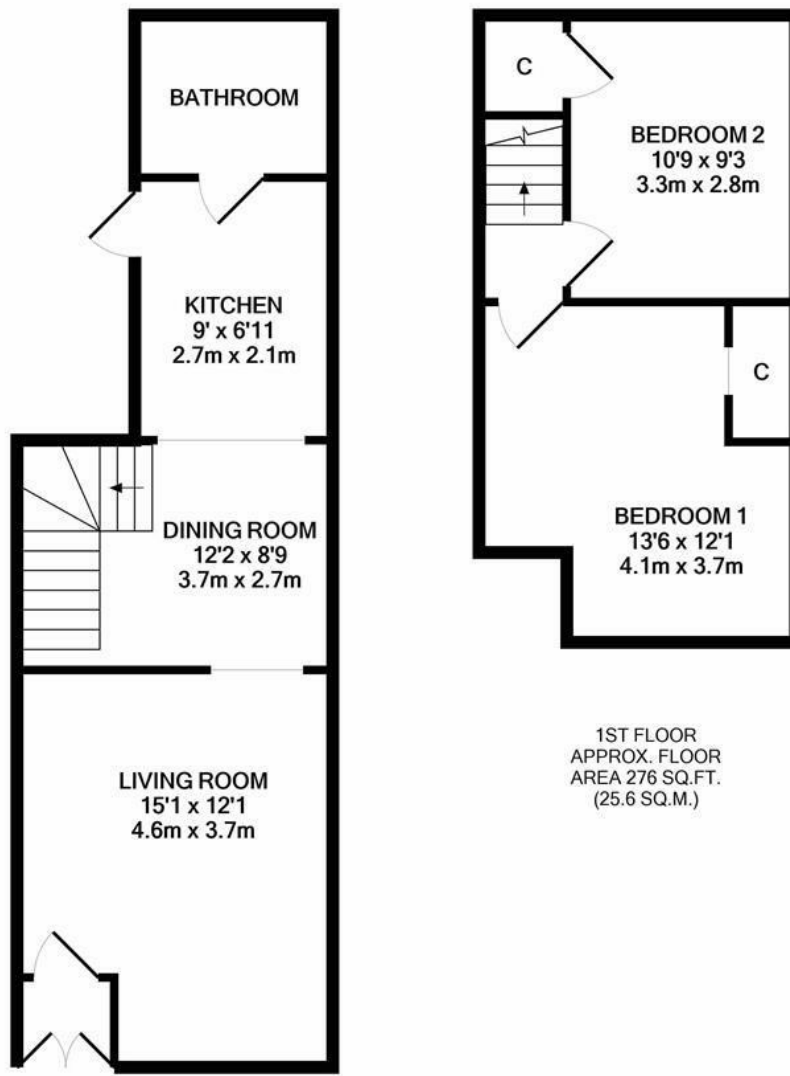
The property has the benefit of double glazing.

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 276 SQ.FT.
(25.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.6 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
Made with Metropix ©2021



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	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