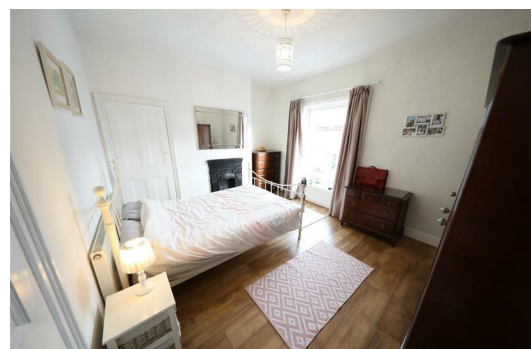
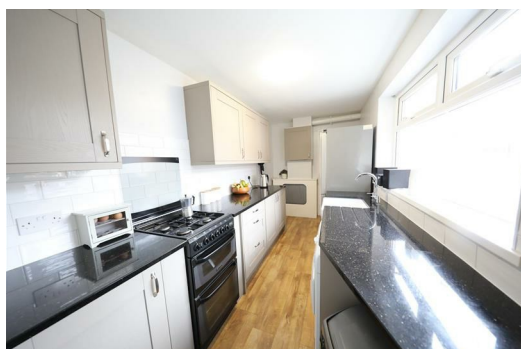




SYMONDS + GREENHAM

Estate and Letting Agents



130 Belvoir Street, Hull, East Yorkshire HU5 3LT

Offers over £105,000

PERFECT FIRST TIME BUYER HOME - TWO DOUBLE BEDROOMS - PRESENTED TO AN EXCEPTIONAL STANDARD - NEW KITCHEN AND BATHROOM

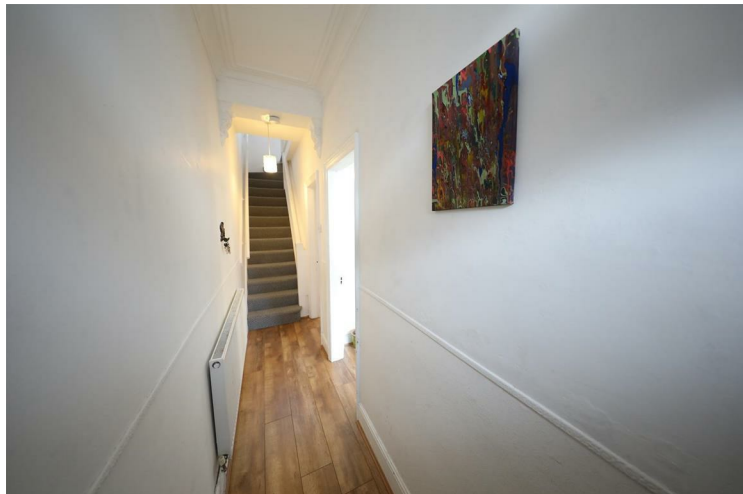
This mid-terraced home is situated on the 'Dukeries' between Princes Avenue and Chanterlands Avenue and is within walking distance for a host of local amenities such as restaurants, groceries stores, bars and cafes. This stunning starter home has been decorated and improved by its current owners to an exceptional standard and would be the perfect home for a first time buyer. The property is arranged over two floors and briefly comprises entrance hall, living room, dining room, kitchen, bathroom and two double bedrooms.

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

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor



LIVING ROOM



DINING ROOM

With under stairs storage cupboard and door to the...



KITCHEN

With a range of eye level and base level units with complementing work surfaces, gas oven with gas hobs, Belfast

sink with mixer tap, plumbing for washing machine, space for fridge freezer and door to the rear lobby

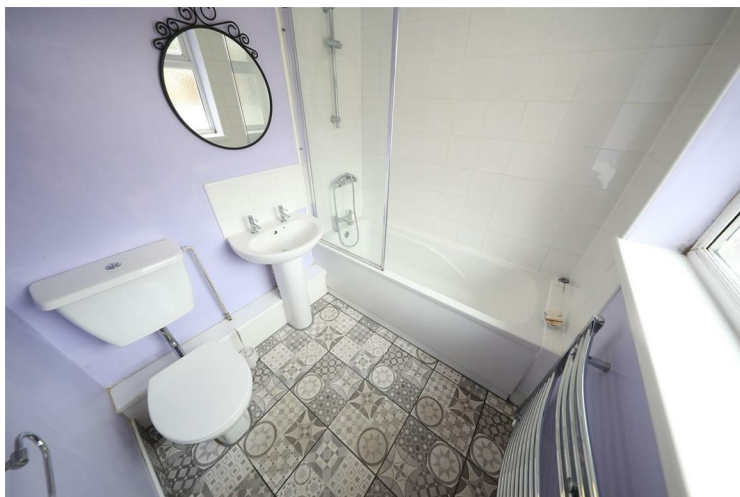


REAR LOBBY

With airing cupboard, door to the rear garden and door to the...

BATHROOM

A beautifully modern bathroom suite with low-level WC, pedestal handbasin, panelled bath with overhead shower attachment and mixer tap, heated towel rail and tiles to splashback areas



FIRST FLOOR

BEDROOM ONE

An excellent sized double bedroom with original fireplace surround and storage cupboard



BEDROOM TWO

A second good size double bedroom with storage cupboard



OUTSIDE

To the rear of the property is a patio area with gated pedestrian access via the rear and a self built storage area/bicycle shed



DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

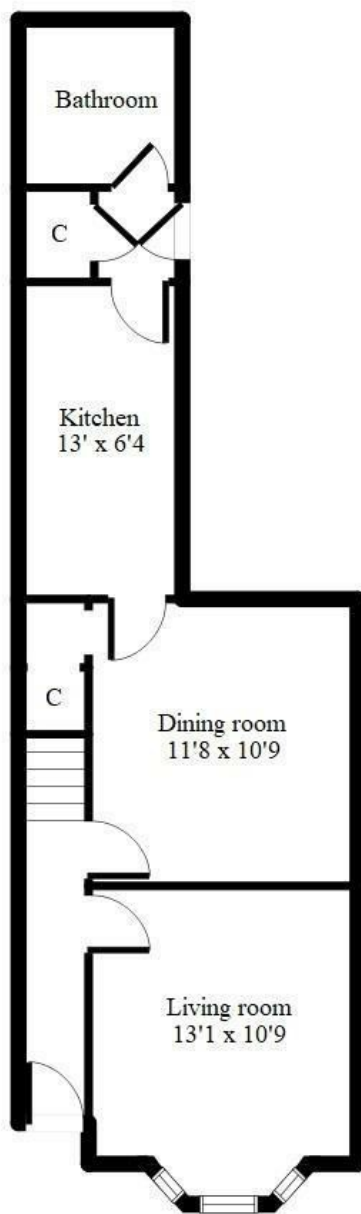
The property has the benefit of gas central heating (not tested).

VIEWINGS

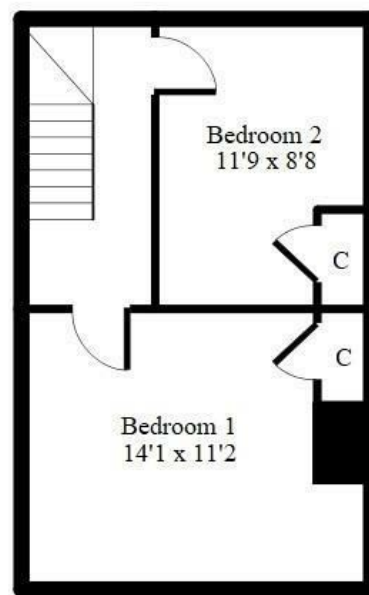
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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
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	81

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

