



SYMONDS + GREENHAM

Estate and Letting Agents



250 Bristol Road, Hull, Yorkshire HU5 5XP Offers over £100,000

BEAUTIFULLY REFURBISHED STARTER HOME - TWO DOUBLE BEDROOMS - GENEROUS REAR GARDEN - BRAND NEW KITCHEN AND BATHROOM - PERFECT FOR FIRST TIME BUYERS

This delightful mid-terraced home is situated on Bristol Road off Wold Road close to well regarded schools and local amenities and is only a short drive from Hull city centre, Cottingham and Willerby. The property would ideally suit a first time buyer, has been refurbished to an exceptional standard and briefly comprises, a stylish living room, a modern kitchen, two double bedrooms and a lovely bathroom. The westerly facing rear garden is quite the sun trap providing an excellent space to relax or entertain guests throughout the summertime.

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

GROUND FLOOR

LIVING ROOM

11'1 max x 13'5 max (3.38m max x 4.09m max)
with under-stairs storage cupboard and door to the...



BEDROOM TWO

8'1 max x 10'4 max (2.46m max x 3.15m max)
A second good-sized double bedroom



KITCHEN

13'11 max x 8'11 max (4.24m max x 2.72m max)
A brand new modern kitchen, with a range of eye level and base level units with complementing work surfaces, electric oven, gas hobs with overhead extractor fan, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge-freezer and door to the rear garden



BATHROOM

7'3 max x 5'6 max (2.21m max x 1.68m max)
with low level WC, pedestal hand basin, panelled bath with overhead shower attachment and tiled to splash-back areas



FIRST FLOOR

BEDROOM 1

14'2 max x 10'3 max (4.32m max x 3.12m max)
An excellent sized double bedroom

OUTSIDE

The current owner is prepared to landscape the garden to a buyers taste should full asking price be offered.
There is a garage to the rear giving off street parking or external

storage if preferred and the current owner will also remove this if preferred should full asking price be offered.



CENTRAL HEATING

The property has the benefit of a full new gas central heating system with new pipes.

DOUBLE GLAZING

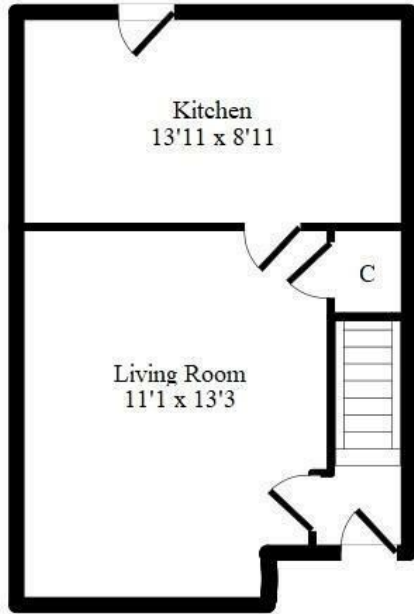
The property has the benefit of double glazing.

VIEWINGS

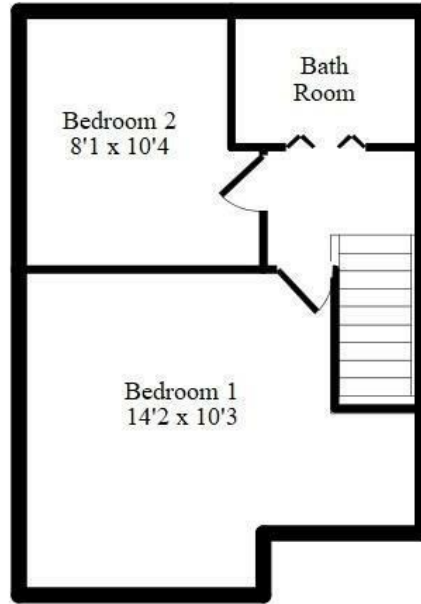
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (61-81) B (39-60) C (21-58) D (9-54) E (1-38) F (1-20) G Not energy efficient - higher running costs		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	
	91		
	70		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

