



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **48 High Street, Hull, HU11 4RP**

### **£145,000**

WELL DECORATED, MODERN END OF TERRACE HOME LOCATED IN THE SEASIDE VILLAGE OF ALDBROUGH - NO CHAIN - SOLAR PANELS - SOUTH FACING REAR GARDEN - INVESTORS ONLY!

Symonds + Greenham are delighted to bring to the market this wonderful end of terrace home, perfect for an investor with no decorating or refurbishment required! The property is located in the East Hull village of Aldbrough, home to shops, pubs and a leisure park, with good transport links to the neighbouring seaside town of Hornsea, home to an abundance of amenities. The property is to be sold as a tenanted investment boasts a well decorated living room, a modern kitchen and a convenient downstairs WC to the ground floor, with two double bedrooms and a stylish bathroom to the first floor, a generous south facing rear garden and allocated parking. The property also benefits from solar panels which are owned outright.

INVESTOR? THIS TICKS ALL THE BOXES...BOOK YOUR VIEWING TODAY!!



## GROUND FLOOR

### LIVING ROOM

16'7 max x 12'9 max (5.05m max x 3.89m max)  
with under-stairs cupboard and door to...



### BEDROOM 2

11' max x 9'4 max (3.35m max x 2.84m max)



### KITCHEN

12'7 max x 9'1 max (3.84m max x 2.77m max)

With a range of base level units with complementing work surfaces, stainless steel sink and drainer unit, electric oven, electric hob with overhead extractor fan, space for fridge/freezer, running for washing machine, space for tumble dryer and door to...



### REAR LOBBY

With stairs to 1st floor, door to rear garden and door to...

### DOWNSTAIRS WC

With low-level WC and vanity handbasin

## FIRST FLOOR

### BEDROOM 1

16'9 max x 9'1 max (5.11m max x 2.77m max)

### BATHROOM

With low-level WC, pedestal handbasin, panel bath with overhead shower, heated towel rail, tiled to splash back areas.



### OUTSIDE

The south facing rear garden is mainly laid to lawn with a paved patio area and a timber shed.



### **PARKING**

The property benefits from allocated parking located to the rear of the property.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **HEATING**

The property has the benefit of electric storage heaters. It also benefits from solar panels which are owned outright.

### **TENURE**

Symonds + Greenham have been informed that this property is Freehold/Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band B.

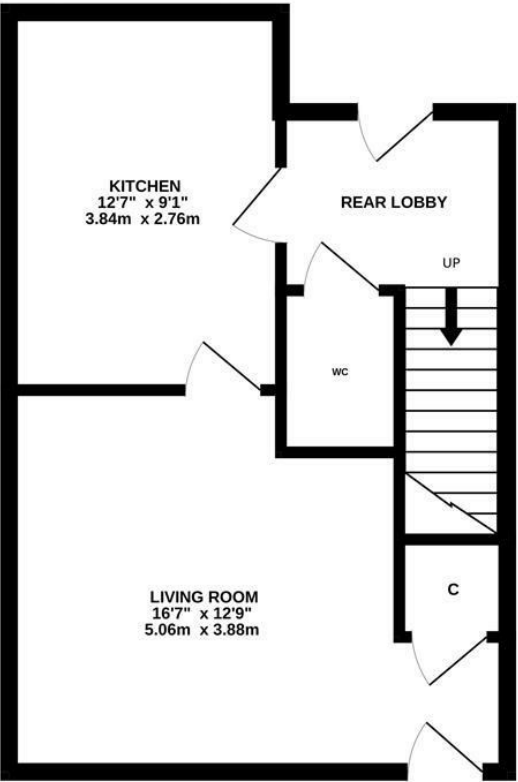
### **DISCLAIMER**

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.

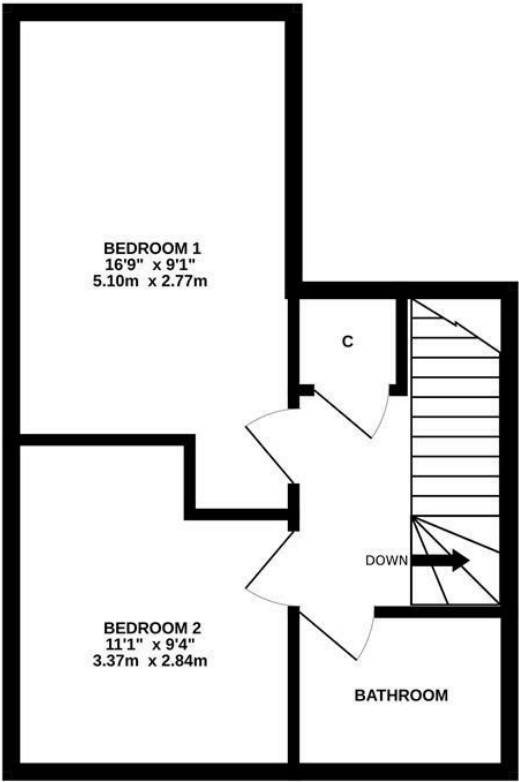
### **VIEWINGS**

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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

