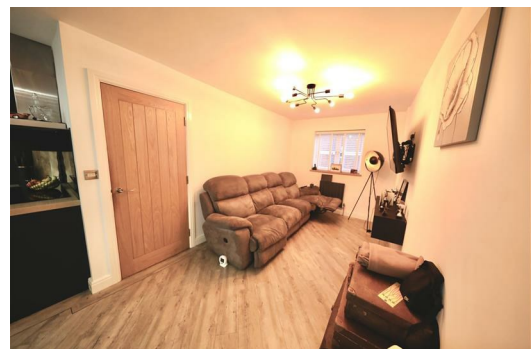
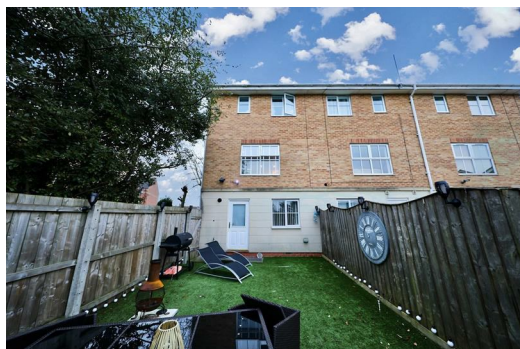




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **53 Philip Larkin Close, Hull, HU6 7FB Offers in the region of £180,000**

**NO ONWARD CHAIN - IMMACULATELY PRESENTED - OPEN PLAN LIVING - GARAGE AND OFF STREET PARKING - POPULAR, RESIDENTIAL LOCATION**

Presenting a phenomenal three bedroom end-terraced property, nestled in the highly sought-after Philip Larkin Close, a popular residential location known for its proximity to excellent schools and a wealth of amenities along Beverley Road and Cottingham Road. This impeccably decorated residence offers an unparalleled combination of style, comfort, and convenience.

The property spans multiple levels, beginning with the ground floor, which features an integral garage, a versatile bedroom, a convenient utility room, and a sleek shower room, offering practicality and functionality at every turn. On the first floor, a fabulous open plan kitchen diner awaits, boasting NEFF appliances and karndean flooring, seamlessly connected to an adjoining living space. This bright and airy area serves as the perfect setting for both casual family gatherings and formal entertaining. Continuing to the second floor, you'll find two excellent double bedrooms, including a primary bedroom with an en suite bathroom, providing a private retreat for relaxation and rejuvenation. An additional family bathroom completes this level, offering modern comfort and convenience for all residents.

Externally, the property boasts a front drive providing off street parking, ensuring ease of access for residents and guests. The low maintenance rear garden provides a tranquil outdoor oasis, perfect for enjoying al fresco dining or simply unwinding after a long day.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### ENTRANCE HALL

a welcoming hall way with glass panelled stairs to first floor, with doors to bedroom 3, utility room and shower room



### SHOWER ROOM

with low level w/c, sink basin with vanity unit and corner shower cubicle with tiles to splash back areas



### UTILITY ROOM

6'2 x 5'7 max (1.88m x 1.70m max)  
with plumbing for washing machine, work bench, sink basin with drainer unit, base level units and door to the rear garden



## BEDROOM 3

9'0 x 8'1 max (2.74m x 2.46m max)  
a spacious bedroom



## FIRST FLOOR

### LANDING

### OPEN PLAN KITCHEN DINER

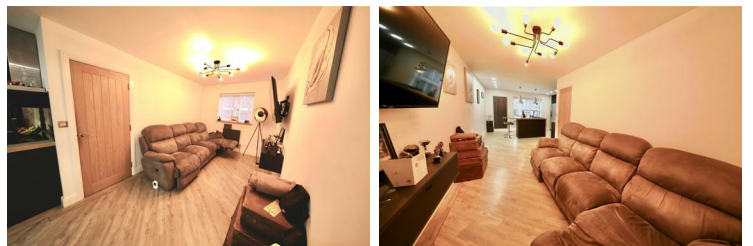
25'6 x 12'6 max (7.77m x 3.81m max)

a beautiful open plan kitchen diner with central island, karndeian flooring, a range of eye, base and floor to ceiling units with complementing work surfaces and NEFF appliances, including induction hob with overhead extractor fan, integrated double oven, integrated dishwasher and space for American style fridge freezer



### LIVING AREA

a cosy living space, adjoining the kitchen diner



## SECOND FLOOR

### LANDING



### BEDROOM 1

12'6 x 8'7 max (3.81m x 2.62m max)

a good sized primary bedroom with fitted wardrobes and door to...



### EN SUITE

with low level w/c, sink basin with vanity unit and corner shower cubicle, with tiles to splash back areas



### BEDROOM 2

12'9 x 11'0 max (3.89m x 3.35m max)

a well presented double bedroom with fitted wardrobe X2



### BATHROOM

a well presented family bathroom with low level w/c, sink basin with vanity unit and panelled bath with overhead shower attachment



### GARAGE

with power supply

### OUTSIDE

a delightful low maintenance rear garden with artificial grass, providing the perfect spot for alfresco living, enclosed by timber fencing.

To the front, the property benefits from a front drive providing off street parking.



### CENTRAL HEATING

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

### COUNCIL TAX BAND

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

### 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.

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

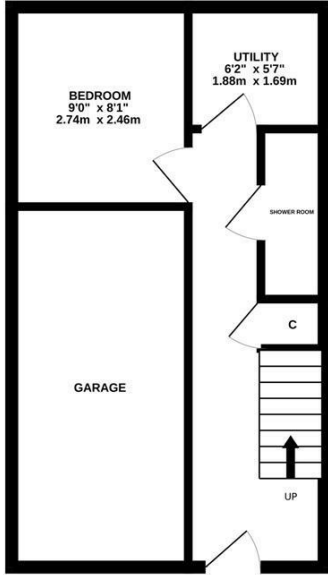
Symonds + Greenham have been informed that this property is Freehold.

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

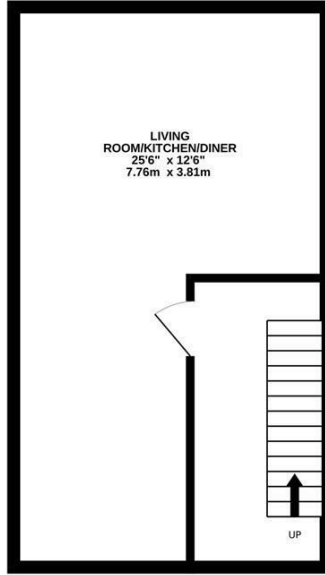
### VIEWINGS

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

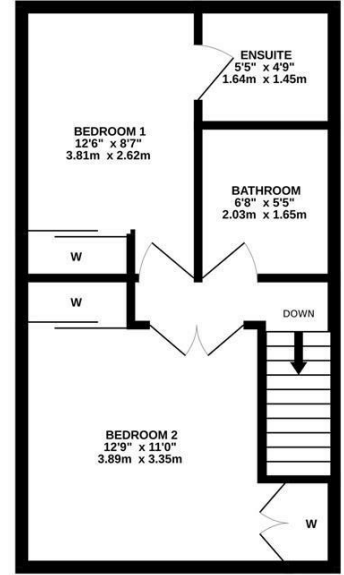
GROUND FLOOR



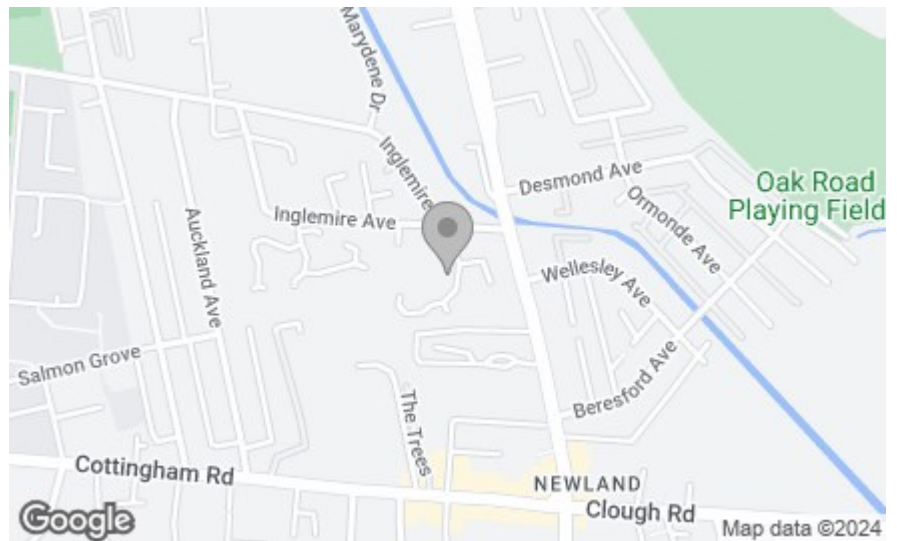
1ST FLOOR



2ND 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			
(82 plus) A			
(81-81) 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	76	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		