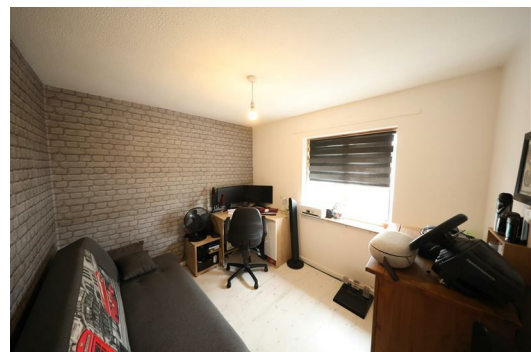




SYMONDS + GREENHAM

Estate and Letting Agents



24 Gorthorpe, Hull, HU6 9EZ **Offers over £100,000**

IMMACULATELY PRESENTED - THREE BED TERRACED - OPEN PLAN LIVING - FRONT AND REAR GARDENS - CLOSE TO AMENITIES - NON STANDARD CONSTRUCTION

Presenting a charming 3 bedroom terraced property nestled in the quiet locale of Gorthorpe, situated in HU6. This property boasts convenient access to good bus routes and local amenities, ensuring a comfortable lifestyle for its residents.

Meticulously maintained by the sellers, this property offers a move in ready home with an inviting open-plan layout. Step inside to discover a welcoming entrance hall leading to a convenient WC/utility room, setting the tone for practical living. The heart of the home lies in the open-plan kitchen/dining area seamlessly connected to the living room, providing an ideal space for relaxation and entertaining.

Upstairs, you'll find three well appointed bedrooms, offering ample space for rest and rejuvenation. A stylish family bathroom completes the upper level, offering modern amenities for everyday comfort.

Outside, the property boasts fantastic front and rear gardens, providing serene outdoor spaces for leisure and enjoyment. The rear garden, in particular, features a charming pergola, perfect for alfresco dining

DON'T MISS OUT....BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

a spacious entrance hall with door to kitchen and door to...



W/C

with low level w/c, sink basin with vanity unit and plumbing for washing machine



KITCHEN

9'7 x 6'6 max (2.92m x 1.98m max)

with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with drainer unit, integrated oven with induction hob and overhead extractor fan and space for American style fridge freezer



LIVING ROOM

14'4 x 8'7 max (4.37m x 2.62m max)

a well presented living room



DINING AREA

with door to rear garden and stairs to first floor



FIRST FLOOR

BEDROOM 1

12'4 x 8'8 max (3.76m x 2.64m max)

a spacious primary bedroom



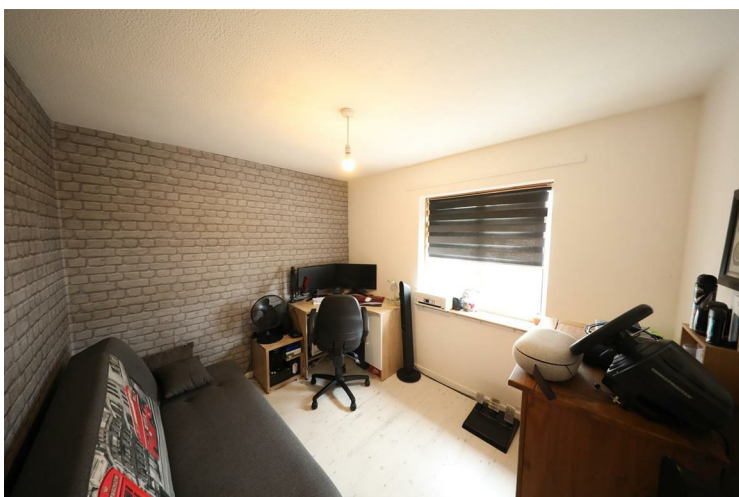
BEDROOM 2

9'9 x 8'5 max (2.97m x 2.57m max)
another good sized bedroom



BEDROOM 3

8'8 x 7'8 max (2.64m x 2.34m max)



BATHROOM

with low level w/c, sink basin with vanity unit and panelled bath with hand held shower attachment, with tiles to splash back areas



OUTSIDE

a lovely rear garden mainly laid to lawn with raised decking, pergola and plant borders, creating a serene outdoor space for alfresco dining and entertainment in the warmer months. To the front, the property has a low maintenance garden with pavers and small lawn, enclosed by picket fence.



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 A.

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. Symonds + Greenham have been informed that this property is non standard construction,

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.

