



SYMONDS + GREENHAM

Estate and Letting Agents



6 Headlands Road, Hull, HU11 4RR **£145,000**

BEAUTIFUL MODERN MID-TERRACED HOME LOCATED IN THE SEASIDE VILLAGE OF ALDBROUGH - SOUTH FACING REAR GARDEN - OFF-STREET PARKING

Symonds + Greenham are delighted to bring to the market this wonderful mid-terraced 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 and 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 off-street parking for two vehicles.

BOOK YOUR VIEWING TODAY!

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor

LIVING ROOM

13'11 max x 12'11 max (4.24m max x 3.94m max)
with french patio doors to rear garden



KITCHEN

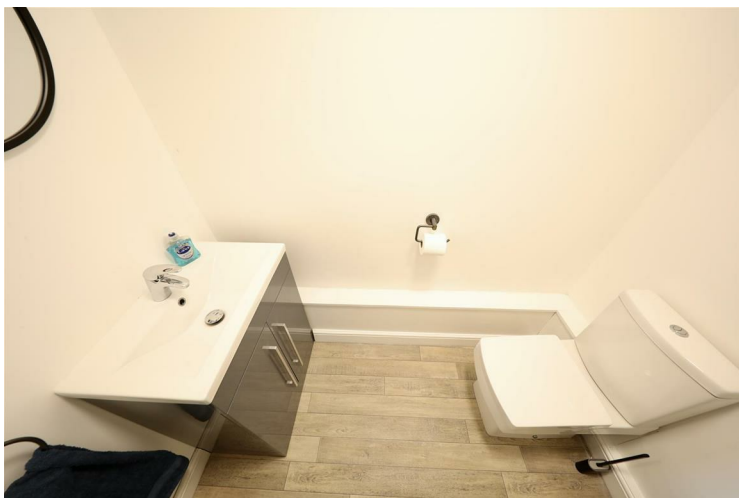
11'6 max x 6'1 max (3.51m max x 1.85m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, electric hob with overhead extractor fan, space for fridge-freezer and plumbing for washing machine.



DOWNSTAIRS WC

With low-level WC and vanity handbasin



FIRST FLOOR

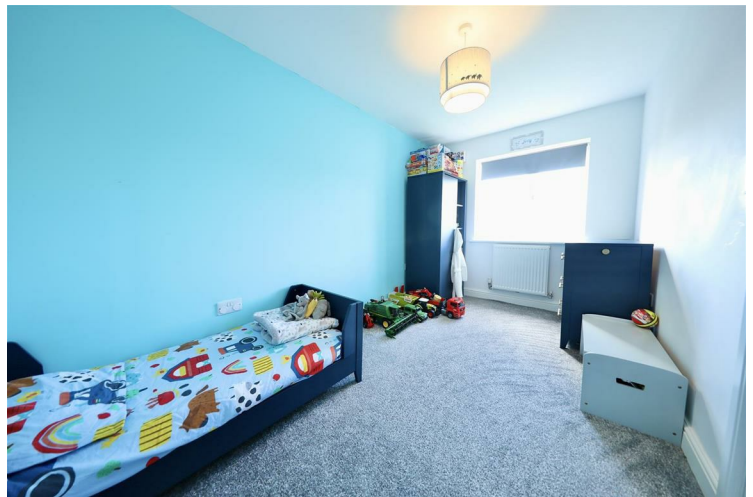
BEDROOM 1

13'11 max x 11'11 max (4.24m max x 3.63m max)



BEDROOM 2

12'9 max x 7'3 max (3.89m max x 2.21m max)



BATHROOM

With low-level WC, pedestal handbasin, panel bath with overhead shower, heated towel rail, tiles to splashback areas



OUTSIDE

The rear garden is mainly laid with artificial grass with a paved patio area.



PARKING

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

SOLAR PANELS

The property benefits from solar panels which are owned outright.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX BAND

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

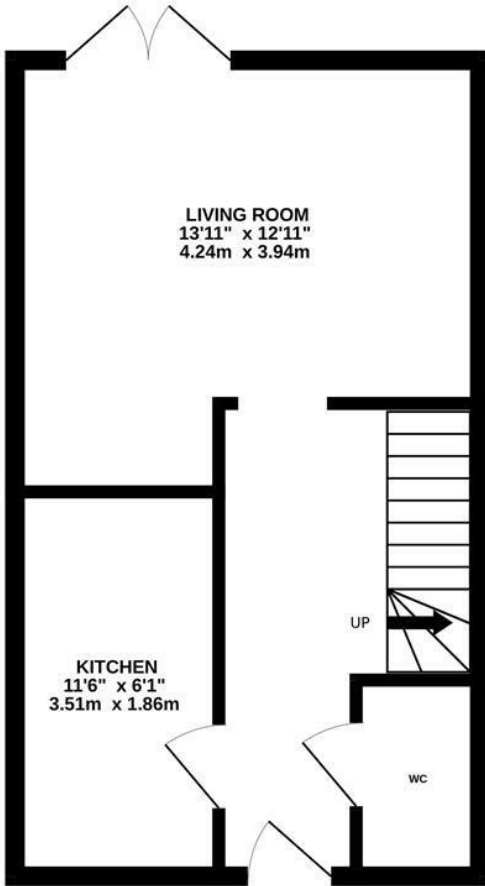
DISCLAIMER

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.

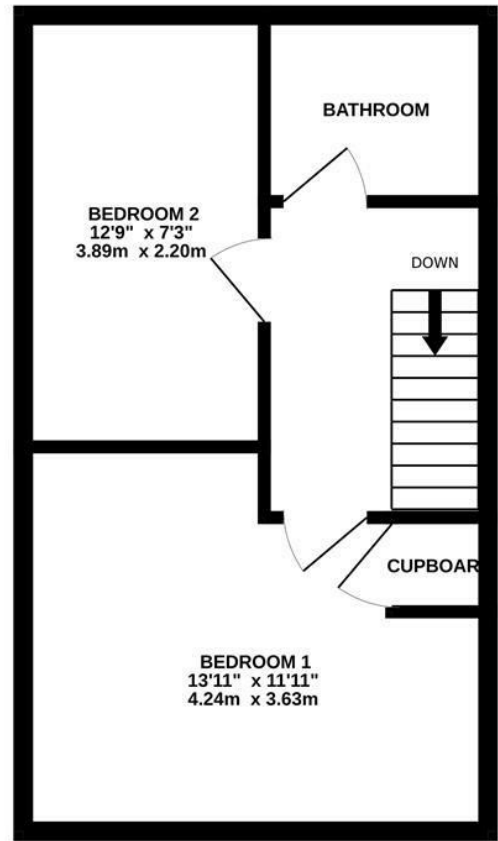
VIEWINGS

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

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

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
83	89

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC