



SYMONDS + GREENHAM

Estate and Letting Agents



49 Oakington Garth, Hull, HU7 4NU

£110,000

GREAT FIRST TIME BUYER HOME - READY TO MOVE INTO - MODERN KITCHEN - TWO DOUBLE BEDROOMS WITH DRESSING ROOM/STUDY TO MASTER

This mid-terraced property is located on Bransholme, close to well regarded schools and local amenities, with good transport links to both Hull city centre and Kingswood retail park which is home to a supermarket, a cinema and a range of restaurants and retail outlets. The property would be perfect for a first time buyer as it is ready to move into and offers ample living space. The mid-terraced home is well decorated through out and internally boasts a modern kitchen, a dining room, lounge and downstairs WC to the ground floor with two double bedrooms, with dressing room to master, and a bathroom to the first floor. Outside the property benefits from a small garden and brick outhouse to the front and a generous garden to the rear.

GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

KITCHEN

15'11 max x 6'9 max (4.85m max x 2.06m max)

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



DINING ROOM

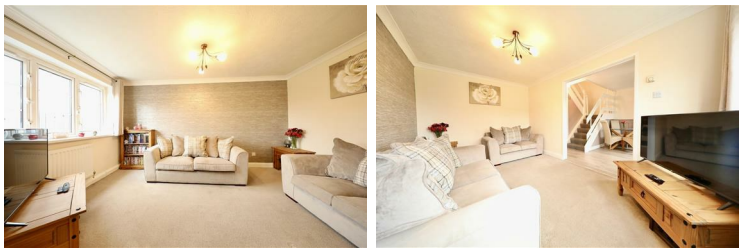
14'3 max x 10'1 max (4.34m max x 3.07m max)

With stairs to 1st floor With stairs to 1st floor and door to rear garden, under-stairs cupboard and door to rear garden



LOUNGE

14'3 max x 8'10 max (4.34m max x 2.69m max)



DOWNSTAIRS WC

With low-level WC and vanity handbasin



FIRST FLOOR

BEDROOM 1

13'3 max x 8'3 max (4.04m max x 2.51m max)

With door to...



DRESSING ROOM/STUDY

8'3 max x 5'0 max (2.51m max x 1.52m max)



BEDROOM 2

12'11 max x 9'1 max (3.94m max x 2.77m max)



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.

BATHROOM

With low-level WC, handbasin, panelled bath with overhead shower, tiles to splashback areas



OUTSIDE

The front of the property is laid with slate chippings with a brick outhouse.

The rear garden is mainly laid to lawn with two raised decking areas and a patio area.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

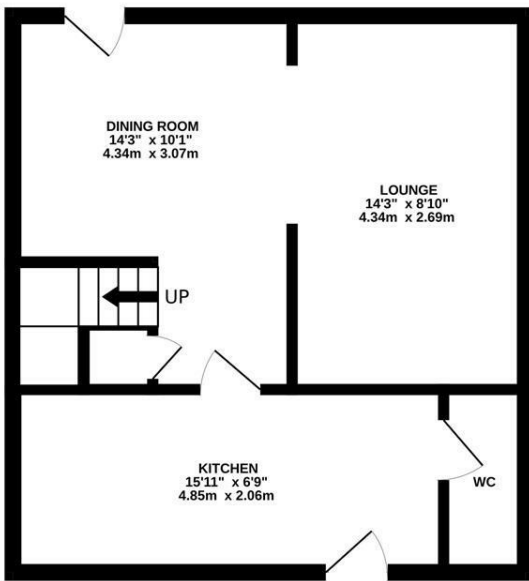
TENURE

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

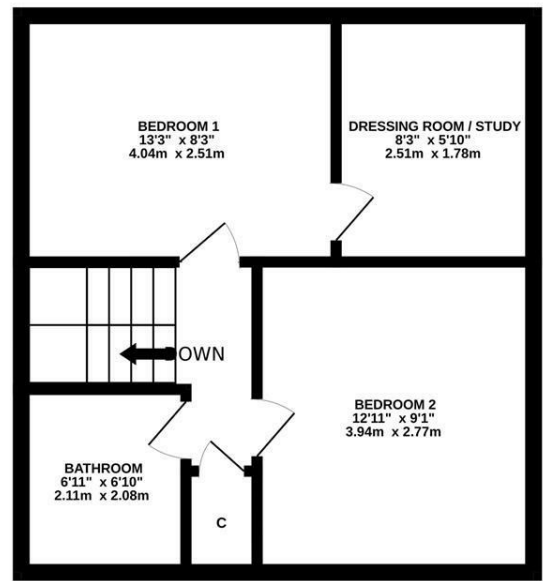
COUNCIL TAX BAND

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

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



49 OAKINGTON GARTH

TOTAL FLOOR AREA : 700 sq.ft. (65.0 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
76	88

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC

