



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **22 Manor Road, Hull, HU5 5NT**

### **£160,000**

RECENTLY RENOVATED THREE BED HOME - PERFECT FOR FIRST TIME BUYERS - NO ONWARDS CHAIN - GENEROUS REAR GARDEN - UPSTAIRS BATHROOM

Located on Manor Road in HU5, this three-bedroom terraced home epitomizes modern comfort and convenience. Recently refurbished to an impeccable standard, it presents an inviting space, perfect for first-time buyers seeking a hassle-free transition. The property boasts an open-plan lounge diner, fostering a sense of spaciousness and versatility for entertaining or relaxation. The brand-new, well-equipped kitchen adds both style and functionality, while the downstairs WC enhances practicality. Upstairs, a newly renovated bathroom offers contemporary amenities. With no onward chain, the home is readily available, allowing for a swift move-in process. Outside, a generously proportioned garden at the rear provides a private oasis for outdoor activities or leisure.

**DON'T MISS OUT....BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor

### LOUNGE/DINER

23'2 max x 14'4 max (7.06m max x 4.37m max )

A spacious open plan living area with understairs storage cupboard and door to the kitchen



### LOUNGE



### DINER



## KITCHEN

14'0 max x 6'8 max (4.27m max x 2.03m max )

A brand new kitchen with a range of eye level and base level units with complementing work surfaces, ceramic sink and drainer unit, electric oven, induction hob with overhead extractor fan and plumbing for washing machine



## DOWNSTAIRS WC

A convenient downstairs toilet with low level WC and hand basin



## FIRST FLOOR

### BEDROOM ONE

12'8 max x 9'0 max (3.86m max x 2.74m max )

An excellent sized double bedroom



### BEDROOM TWO

9'9 max x 9'4 max (2.97m max x 2.84m max )  
A second good sized double bedroom



### BEDROOM THREE

7'3 max x 5'10 max (2.21m max x 1.78m max )



### BATHROOM

A brand new modern bathroom suite with vanity hand basin unit housing the low level WC, panelled bath with overhead shower attachment and tiled from floor to ceiling



### OUTSIDE

The generous rear garden is quite the sun trap and laid mainly to lawn with waist high wooden fence to the borders and a detached single garage to the rear



### 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

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

### COUNCIL TAX BAND

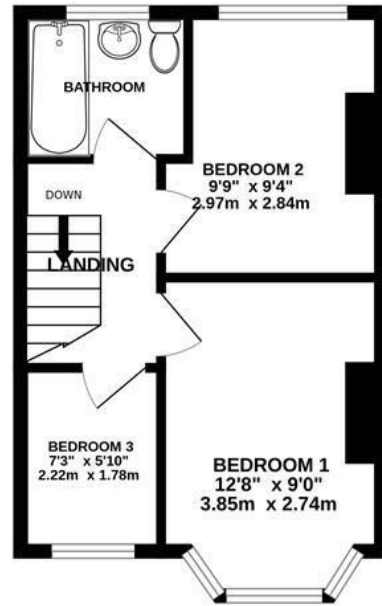
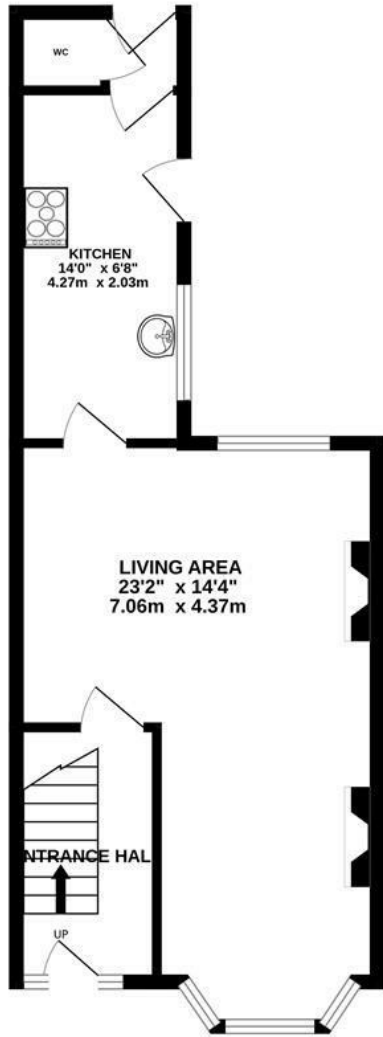
Symonds + Greenham have been informed that this property is in Council Tax Band B

### VIEWINGS

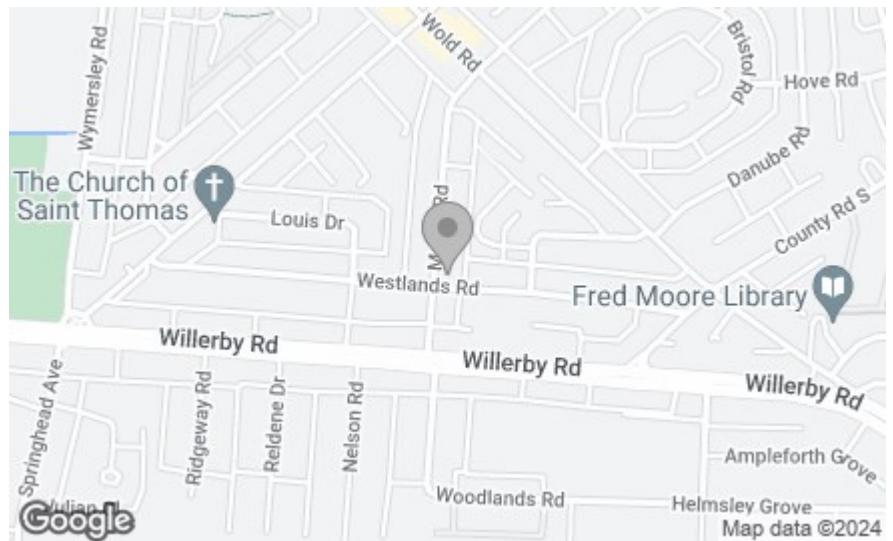
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### 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.



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
	<b>87</b>
<b>69</b>	

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (82 plus) **A**  
 (81-81) **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