



SYMONDS + GREENHAM

Estate and Letting Agents



31 Philip Larkin Close, Hull, HU6 7FB Offers in excess of £190,000

OUTSTANDING THREE BED END OF TERRACE - STYLISH AND MODERN - POPULAR LOCATION

Welcome to Philip Larkin Close, Hull, where modern living meets convenience in this stylish three-bedroom end-of-terrace property. Situated near a range of amenities, including shops, supermarkets, cafes, bars, and restaurants, this home offers the perfect balance of urban convenience and suburban tranquility. Step inside, and you'll discover a stylish and modern interior designed for contemporary living. The ground floor boasts a welcoming lounge, a sleek kitchen, and a convenient WC, providing functional and inviting spaces for relaxation and entertaining. Upstairs, two bedrooms and a bathroom offer comfortable accommodations for family members or guests. However, the real gem of the property awaits on the second floor, where a brilliant main bedroom suite awaits. This suite boasts a walk-in wardrobe and an ensuite bathroom, providing a luxurious retreat for the homeowner. Outside, the property impresses with off-street parking, ensuring convenience for residents with vehicles. The rear garden, a mixture of paving and gravel, offers a low-maintenance outdoor space for relaxation and al fresco dining. This three-bed end-of-terrace property on Philip Larkin Close is an invitation to comfortable and stylish living in a sought-after location. Don't miss the opportunity to make this property your own and experience the best of suburban living in Hull.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE

16'9 x 12'9 max (5.11m x 3.89m max)

A wonderful family room with excellent natural light.



KITCHEN

11'9 x 6'2 max (3.58m x 1.88m max)

With a range of eye level and base level units with complimenting work surfaces, a sink and drainer unit, an integrated dishwasher, plumbing for a washing machine and space for a fridge freezer.



WC

With a low level WC and a hand basin.



FIRST FLOOR

BEDROOM 2

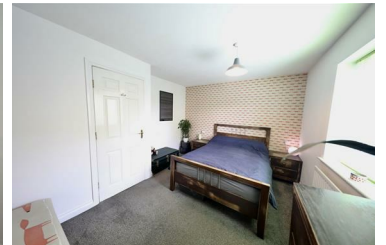
13'0 x 10'2 max (3.96m x 3.10m max)

A brilliant bedroom with lots of space for storage.



BEDROOM 3

12'9 x 10'4 max (3.89m x 3.15m max)



BATHROOM

With a low level WC, a hand basin and a bath.



SECOND FLOOR

BEDROOM 1

13'0 x 12'4 max (3.96m x 3.76m max)

A brilliant main bedroom with a walk in wardrobe and an ensuite.



DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

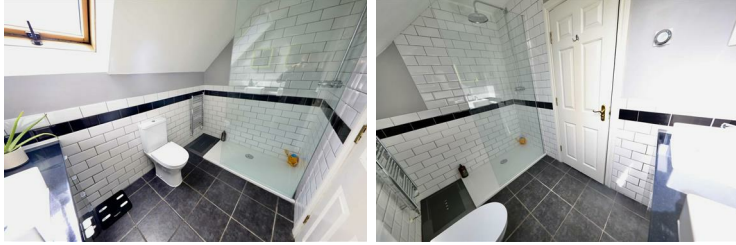
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

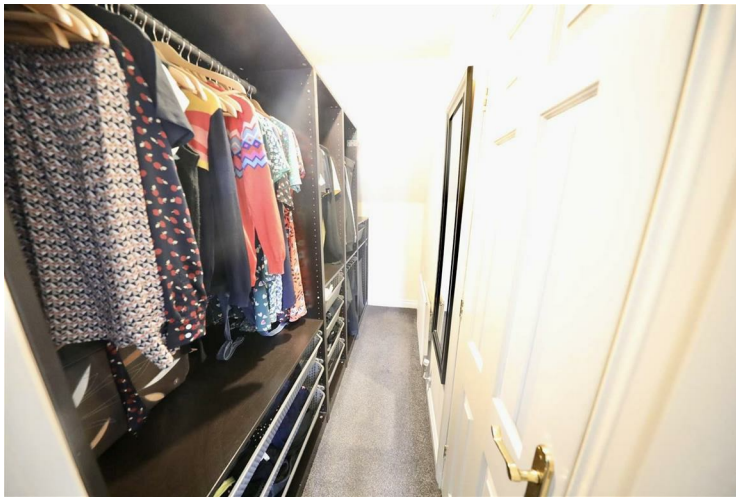
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

ENSUITE

With a low level WC, a hand basin and a shower.

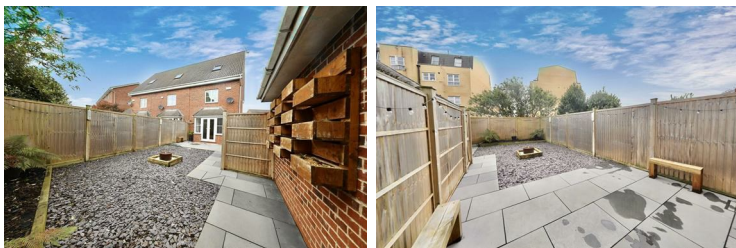


WALK IN WARDROBE



OUTSIDE

The property benefits from off street parking, a garage and a rear garden that is a mixture of gravel and paving.



CENTRAL HEATING

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

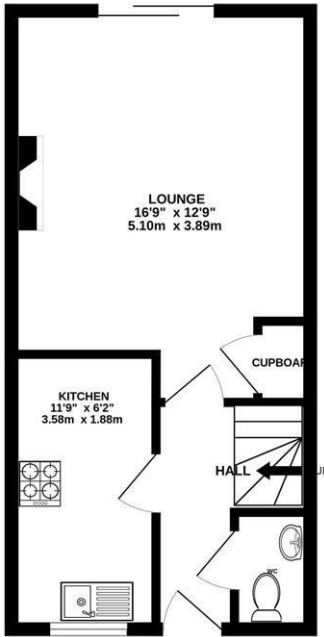
COUNCIL TAX

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

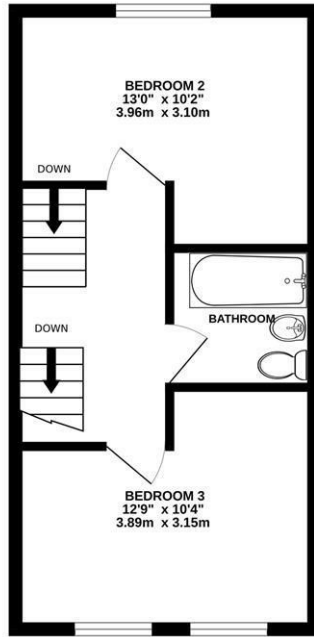
DISCLAIMER

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.

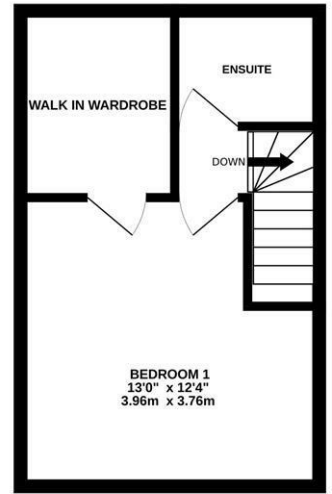
GROUND FLOOR



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		

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

