



SYMONDS + GREENHAM

Estate and Letting Agents



8 Flag Walk, Hull, HU6 7BH

£115,000

NO ONWARD CHAIN - THREE BED TERRACED OVER THREE FLOORS - HUGE GARAGE - OPEN PLAN LAYOUT - REQUIRES MODERNISATION

Welcome to this charming mid terrace house located on Flag Walk in the peaceful residential area off Compass Road in Hull. This property is ideally located for proximity to amenities on Beverley Road and Kingswood retail park, offering a host of shops, cafes and leisure facilities. Additionally, the property is located close to good transport links to the city centre.

Presented over three floors, the ground floor boasts a spacious bathroom and a good sized garage, offering ample storage space, with a spacious open plan living room and well lit kitchen to the first floor. On the top floor are three good sized bedrooms, ideal for a growing family or those in need of extra space.

The house comes with a nice rear garden, providing a lovely outdoor space for gardening, hosting barbecues, or simply enjoying the fresh air. With off street parking available, you'll never have to worry about finding a parking spot after a long day.

Although the property requires some updating, this presents an exciting opportunity for you to put your personal touch on the house and make it your own. Imagine the possibilities of creating a modern, stylish home in this desirable location.

Don't miss out on the chance to own this wonderful property in Hull. Contact us today to arrange a viewing and start envisioning the potential this house has to offer.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to garage and...



BATHROOM

8'2 x 7'9 max (2.49m x 2.36m max)

a spacious bathroom with low level w/c, pedestal sink basin and walk in shower, with tiles from floor to ceiling



GARAGE

25'6 x 7'9 max (7.77m x 2.36m max)

a generously sized garage with power supply and door to the rear garden

FIRST FLOOR

LIVING ROOM

25'6 x 14'2 max (7.77m x 4.32m max)

a well lit reception room with gas fire and stairs to first floor



KITCHEN

14'2 x 8'2 max (4.32m x 2.49m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, gas hob, space for oven and space for fridge freezer



SECOND FLOOR

LANDING

BEDROOM 1

14'4 x 12'0 ,ax (4.37m x 3.66m ,ax)

a generously sized primary bedroom with storage cupboard



BEDROOM 2

12'1 x 6'0 max (3.68m x 1.83m max)

another good sized bedroom



BEDROOM 3

9'4 x 7'9 max (2.84m x 2.36m max)

with fitted units





OUTSIDE

a good sized rear garden, mainly laid to concrete,



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.

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

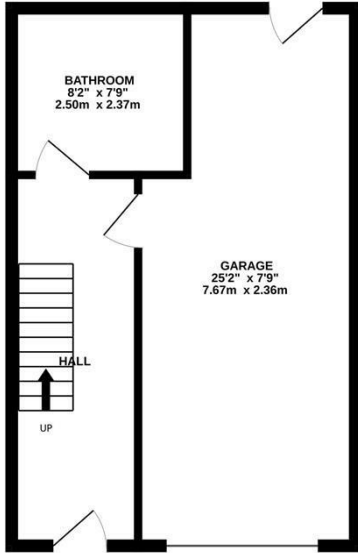
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

TENURE

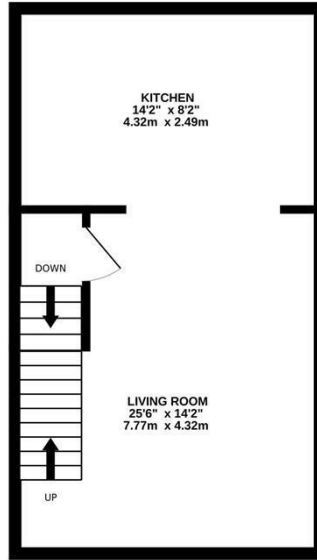
Symonds + Greenham have been informed that this property is Freehold.

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

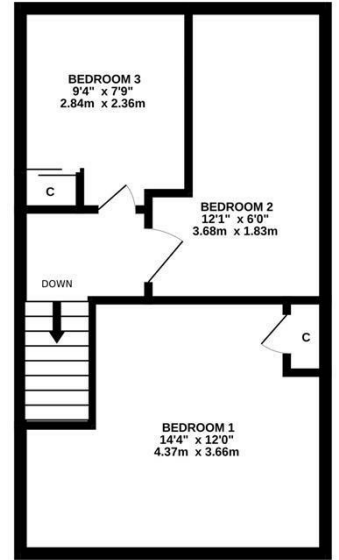
GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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		
(92 plus) A		83
(81-91) 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	

