



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **16 Northolme Crescent, Hesse, HU13 9HU**

### **£180,000**

Welcome to this charming property located on Northolme Crescent in the delightful area of Hesse. This mid-terrace house boasts a generous amount of space with one reception room, five bedrooms, and a well-appointed bathroom.

One of the standout features of this property is its spaciousness, with the loft cleverly extended to provide even more room for you and your family. Imagine the possibilities of having that extra space for a home office, a play area for the kids, or a cosy reading nook.

The addition of a conservatory is a lovely touch, offering a bright and airy space where you can relax and enjoy the views of the good-sized garden. Whether you have a green thumb or simply enjoy al fresco dining, this garden provides the perfect backdrop for outdoor activities.

No need to worry about parking, as this property comes with a convenient driveway, ensuring you always have a place to park your vehicle without any hassle.

Overall, this property on Northolme Crescent is a wonderful opportunity to own a spacious and well-appointed home in a desirable location. Don't miss out on the chance to make this house your own and create lasting memories in this lovely abode.

## **GROUND FLOOR**

**LOUNGE**

**KITCHEN/DINER**

**CONSERVATORY**

## **FIRST FLOOR**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**BATHROOM**

## **SECOND FLOOR**

**BEDROOM 4**

**BEDROOM 5**

## **OUTSIDE**

### **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**

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

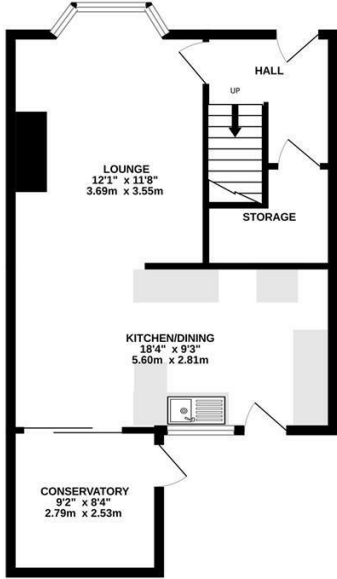
### **VIEWINGS**

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

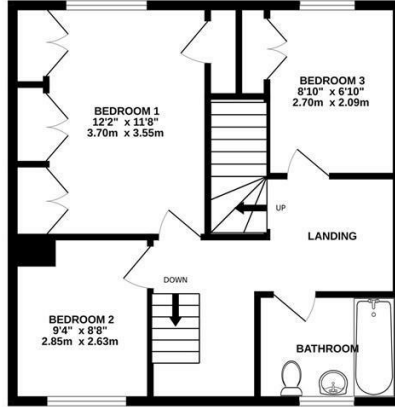
### **DISCLAIMER**

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.

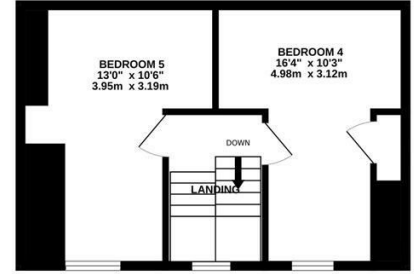
GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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