



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 68 Dorset Street, Hull, HU4 6PP £85,000

ATTENTION FIRST TIME BUYERS - TWO BED END TERRACED - STYLISHLY PRESENTED THROUGHOUT - CLOSE TO AMENITIES

Nestled in a convenient location, this charming 2 bedroom end terraced property on Dorset Street offers a stylish and inviting living space. The house has been meticulously presented throughout, showcasing a move-in ready condition that is sure to appeal to prospective buyers. Situated close to amenities, residents can enjoy easy access to shops, restaurants, and other local conveniences enhancing the overall lifestyle convenience.

Upon entering, you are greeted by a welcoming front porch. The ground floor features a spacious living room, providing ample space for relaxation and entertainment. The well appointed kitchen offers functionality and style, while a convenient shower room adds practicality to daily living. Ascending to the first floor, you'll find two generously sized double bedrooms, providing comfortable accommodation for residents or guests. The bedrooms offer versatility and space, ensuring a restful atmosphere for peaceful nights.

Externally, the property boasts a lovely secluded rear courtyard, offering an ideal spot for outdoor relaxation and enjoyment, particularly during warmer weather. Whether it's unwinding after a long day or hosting gatherings with friends and family, the courtyard provides a private oasis within the comfort of home.

DON'T MISS OUT...BOOK YOUR VIEWING NOW!



## GROUND FLOOR

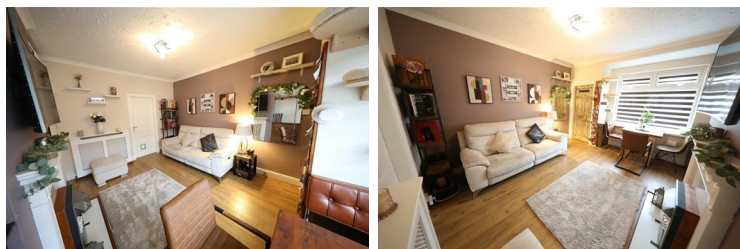
### PORCH

with door to...

### LIVING ROOM

14'3 x 11'9 max (4.34m x 3.58m max)

an inviting, well presented reception room with fireplace and door to...



### KITCHEN

8'10 x 11'9 max (2.69m x 3.58m max)

a stylish kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, overhead extractor fan, space for fridge freezer, plumbing for washing machine, space for dishwasher, door to the rear garden and stairs to the first floor



### BATHROOM

with low level w/c, sink basin with vanity unit and walk in shower, with floor to ceiling tiles

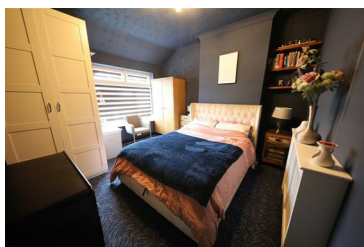


## FIRST FLOOR

### BEDROOM 1

13'1 x 11'9 max (3.99m x 3.58m max)

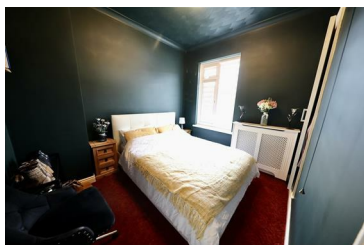
a stylish primary bedroom



### BEDROOM 2

10'1 x 9'0 max (3.07m x 2.74m max)

another good sized double bedroom with storage cupboard



### OUTSIDE

a lovely rear courtyard, mainly laid with concrete, with plant border and storage shed, enclosed by brick wall.



### 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.

### TENURE

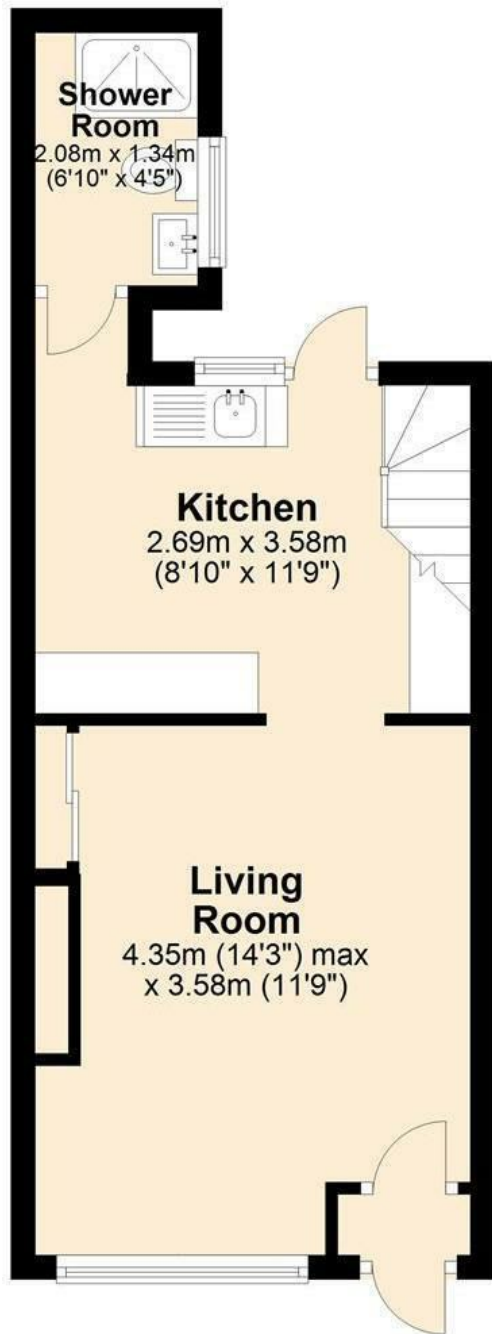
Symonds + Greenham have been informed that this property is Freehold.

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

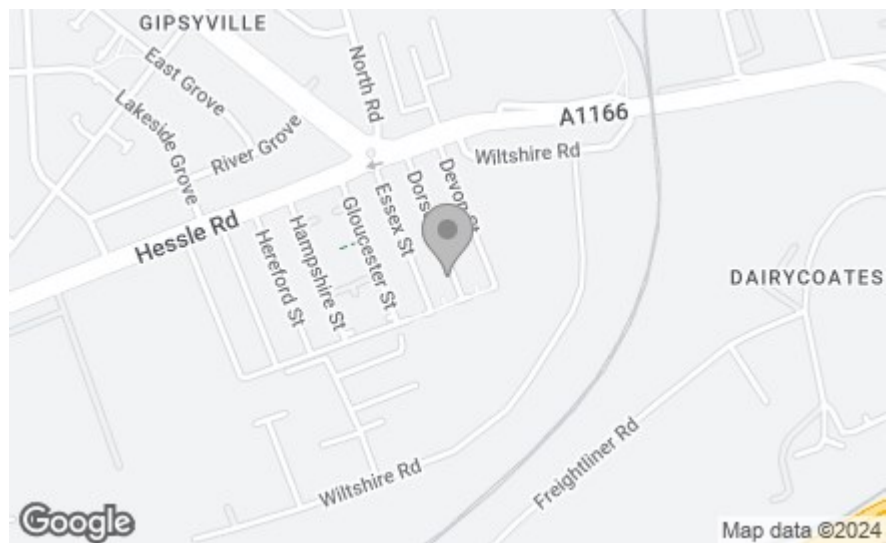
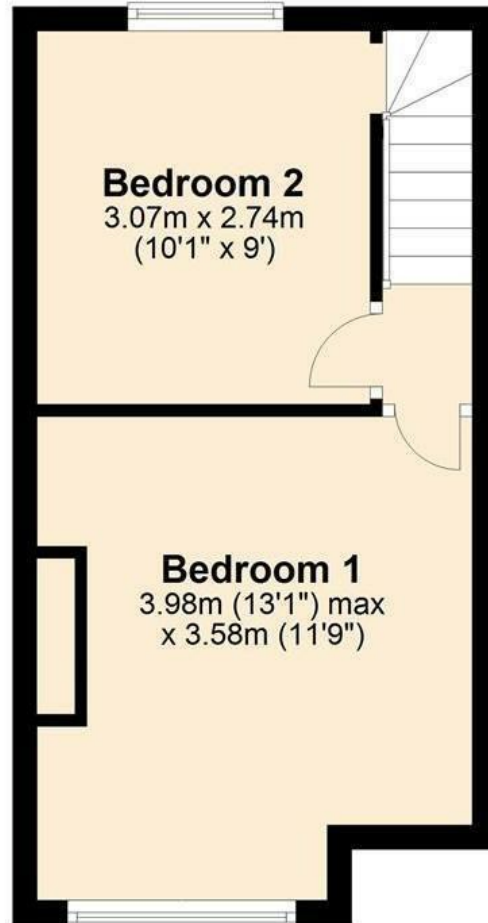
### VIEWINGS

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

# Ground Floor



# First Floor



Energy Efficiency Rating	
Current	Potential
	85
59	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

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

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC