



SYMONDS + GREENHAM

Estate and Letting Agents



9 Welburn Grove, Hull, East Yorkshire HU5 4LU

£165,000

CASH BUYERS ONLY - OUTSTANDING FOUR BED SEMI - LIVING SPACE IN ABUNDANCE - OFF STREET PARKING - EXTENDED

Welcome to Welburn Grove, Hull - a charming location for this extended, four-bedroom semi-detached house that is sure to impress! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. As you step inside, you'll find a spacious lounge, a dining room ideal for family meals, a study for those working from home, a large kitchen to unleash your culinary skills, a convenient utility room, and a modern shower room on the ground floor. Upstairs, there are four well-appointed bedrooms offering ample space for a growing family. The main bedroom even features an ensuite for added privacy, while a family bathroom caters to the rest of the household. Outside, the property offers parking to the front, ensuring convenience for you and your visitors. The rear garden, laid to lawn, provides a lovely outdoor space where you can enjoy some fresh air or host summer barbecues. Located close to shops, supermarkets, and other amenities, this property is perfectly situated for all your daily needs. Don't miss out on the opportunity to make this house your home - book a viewing today and envision the endless possibilities that this property holds for you and your family!

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

12'3 x 14'9 max (3.73m x 4.50m max)

A brilliant family room with good natural light.



STUDY

8'23 x 8'66 max (2.44m x 2.44m max)

Another useful study space.



LOUNGE

16'4 x 7'5 max (4.98m x 2.26m max)

Another brilliant space.



KITCHEN

23'9 x 10'6 max (7.24m x 3.20m max)

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



UTILITY ROOM

plumbing for a washing machine.



SHOWER ROOM

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

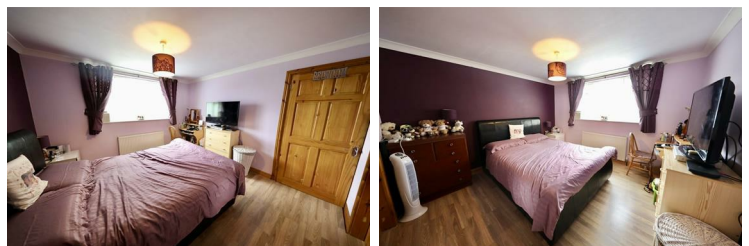


FIRST FLOOR

BEDROOM 1

11'3 x 11'6 max (3.43m x 3.51m max)

A wonderful main bedroom with ensuite access and a walk in closet.



ENSUITE

With a low level WC, a hand basin and a walk in shower

BEDROOM 2

18'3 x 8'0 max (5.56m x 2.44m max)

Another fantastic double bedroom.



BEDROOM 3

10'6 x 8'0 max (3.20m x 2.44m max)



BEDROOM 4

8'5 x 8'1 max (2.57m x 2.46m max)



BATHROOM

9'5 x 5'4 max (2.87m x 1.63m max)

With a low level WC, a hand basin, a walk in shower and a panelled bath.



OUTSIDE

The property benefits from parking to the front and a rear garden that is mainly laid to lawn.



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.

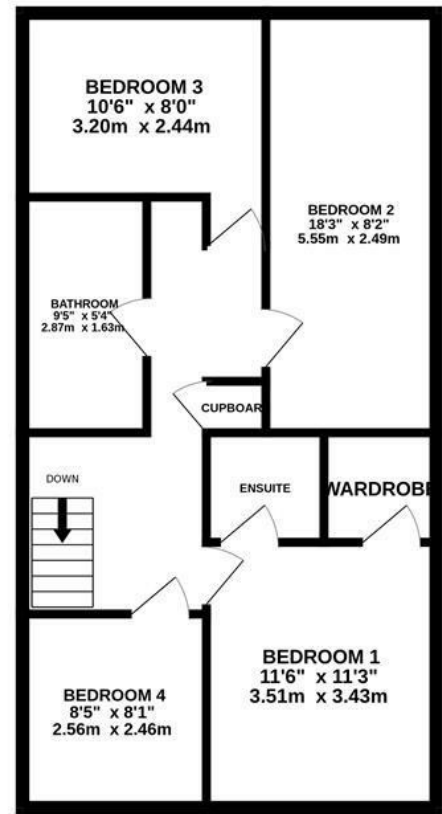
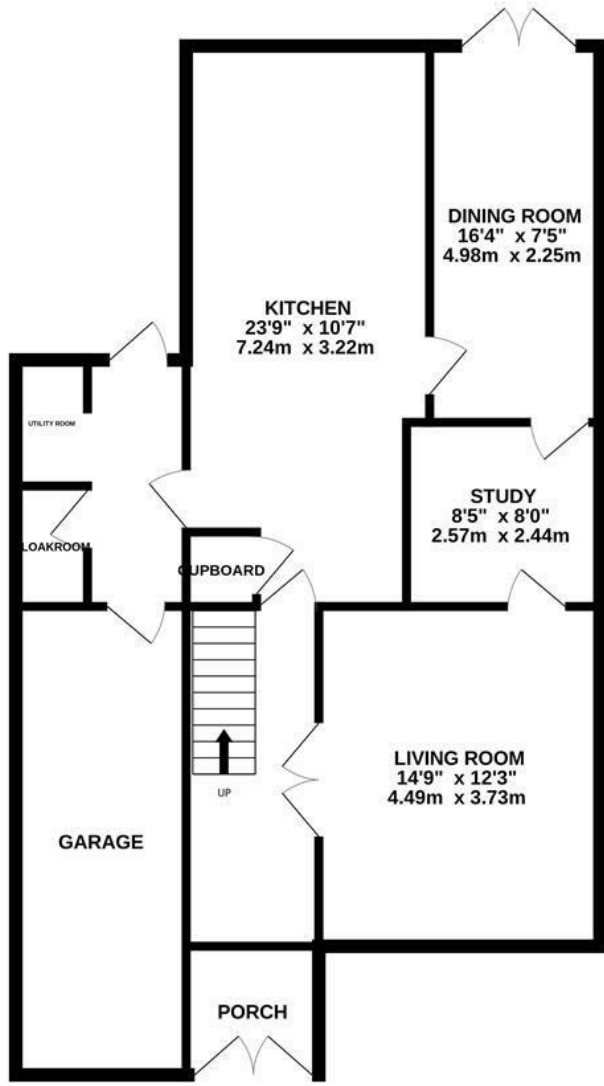
VIEWINGS

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

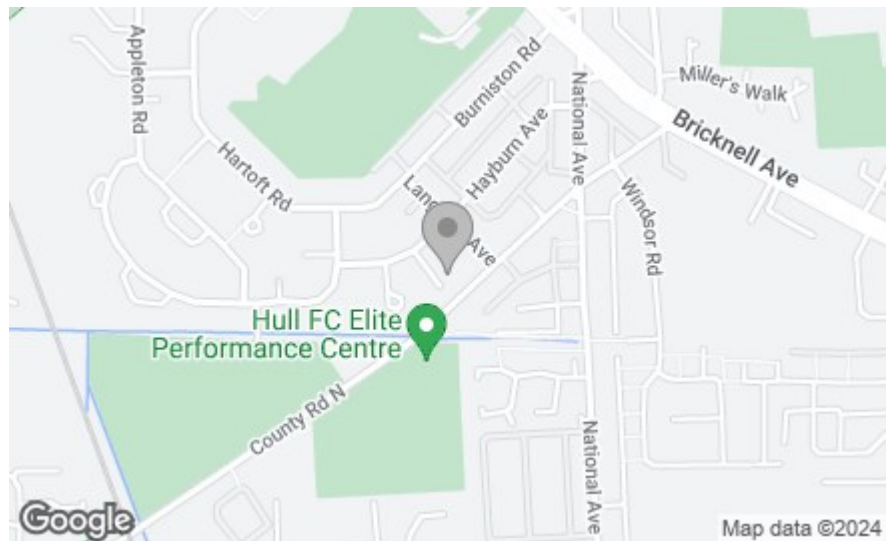
DISCLAIMER

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.

Please note that this property is none standard construction.



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	
(81-91) 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	
(92 plus) A	
(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