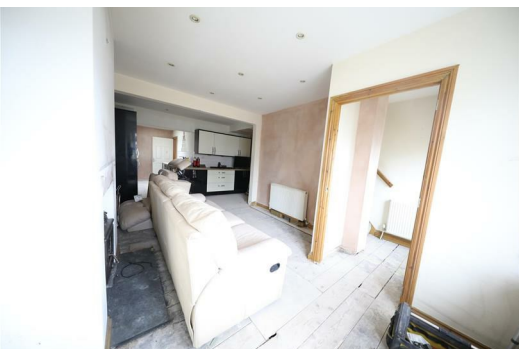




SYMONDS + GREENHAM

Estate and Letting Agents



86 Danube Road, Hull, HU5 5UR **£135,000**

FANTASTIC PROPERTY WITH LOTS OF POTENTIAL - IN NEED OF WORK BUT WITH MODERN FEATURES - POPULAR LOCATION

Nestled on Danube Road in Hull, this charming mid-terrace house boasts a spacious interior with plenty of room for potential. The property features a large lounge/kitchen area, a versatile reception room/bedroom, and a modern bathroom on the ground floor. Upstairs, you'll find two additional cosy bedrooms and a convenient shower room. Conveniently located near a variety of amenities including shops, supermarkets, cafes, bars, and restaurants, this property offers the perfect blend of comfort and convenience. For families, the proximity to highly regarded schools is an added bonus. Stepping outside, you'll discover a generous rear garden, predominantly laid with artificial grass, providing a low-maintenance outdoor space perfect for relaxing or entertaining. While this property is in need of some work, the potential it holds is truly exciting. With a little imagination and effort, this house could be transformed into the perfect home for you and your family. Don't miss out on this fantastic opportunity to create your dream living space in a vibrant and well-connected neighbourhood.

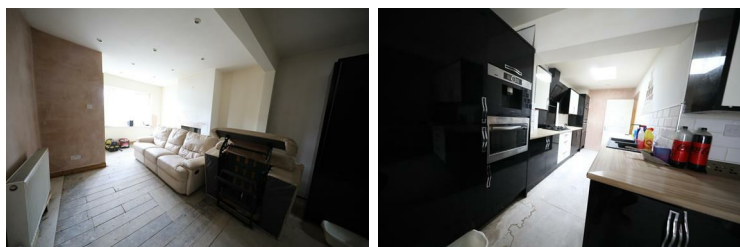
DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE/KITCHEN

7'9 x 31'5 max (2.36m x 9.58m max)

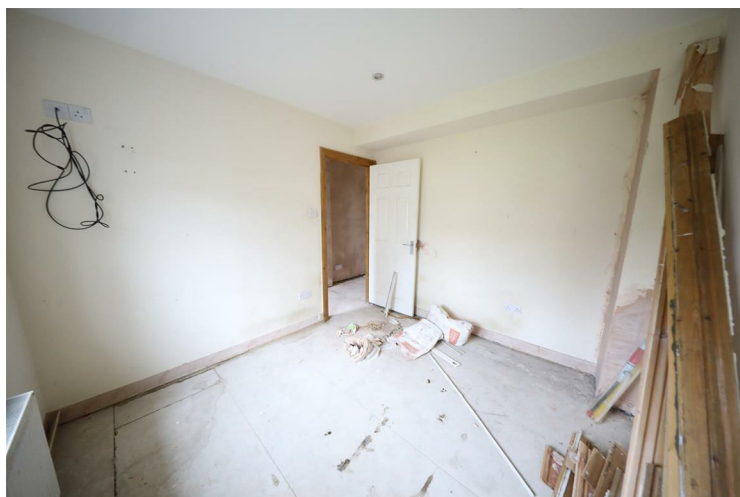
With a range of eye level and base level units with a complimenting work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a stainless steel sink and drainer unit, an integrated microwave and an integrated fridge freezer.



BEDROOM/RECEPTION ROOM

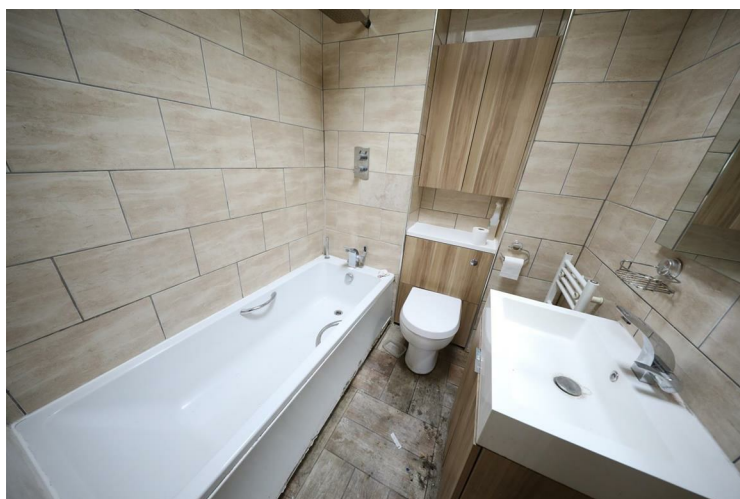
9'8 x 8'8 max (2.95m x 2.64m max)

A wonderful space that could be used as a bedroom or a second reception room.



BATHROOM

With a low level WC, a panelled bath with a shower attachment and a hand basin.



FIRST FLOOR

BEDROOM 1

11'7 x 11'0 max (3.53m x 3.35m max)

A brilliant bedroom with space for storage.



BEDROOM 2

6'9 x 8'3 max (2.06m x 2.51m max)



SHOWER ROOM

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

OUTSIDE

The property has a lovely rear garden mainly laid to artificial 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

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

COUNCIL TAX

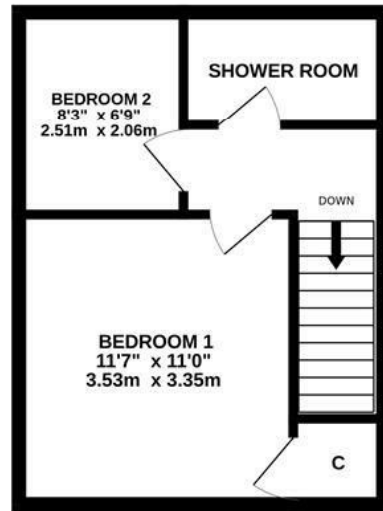
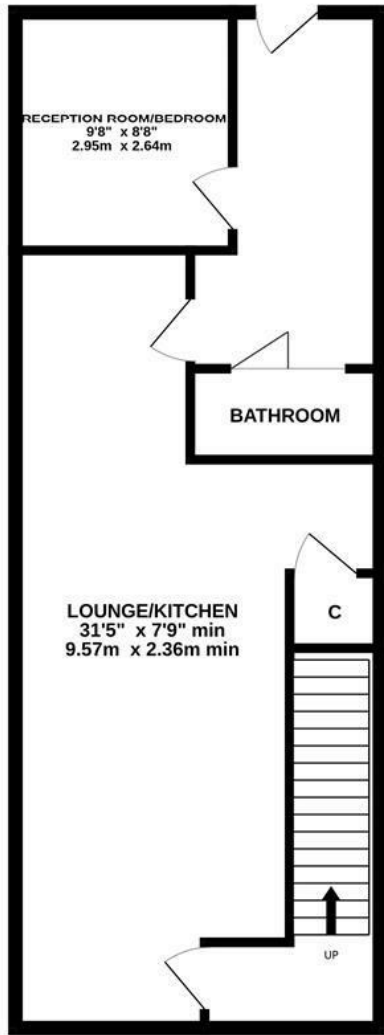
Symonds + Greenham have been informed that this property is in Council Tax Band A.

VIEWINGS

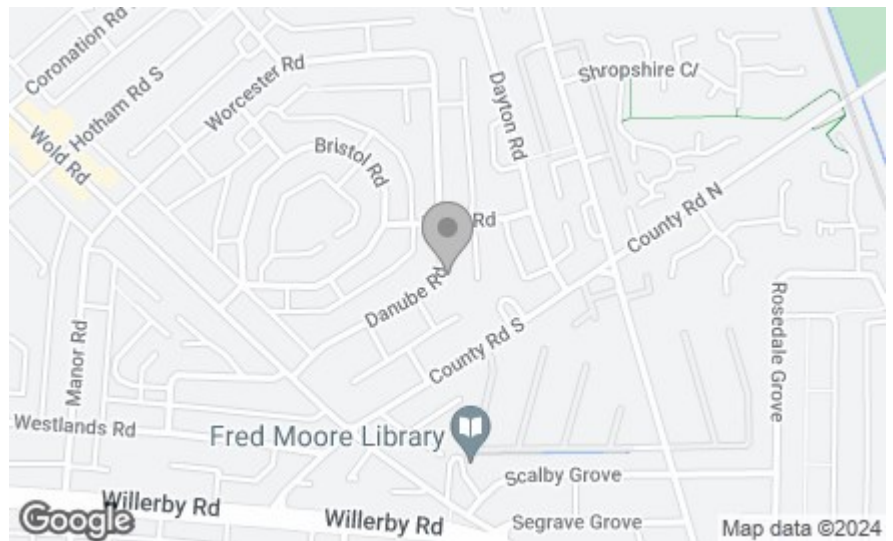
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.



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	
(02 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