



SYMONDS + GREENHAM

Estate and Letting Agents



151 Mersey Street, Hull, HU8 8SE

£85,000

Welcome to Mersey Street, Hull - a charming location that could be the perfect setting for your new home or investment opportunity. This mid-terrace house boasts 2 reception rooms, 2 bedrooms, and 1 bathroom, making it ideal for first-time buyers or savvy investors looking to expand their portfolio.

As you step inside, you'll be greeted by a spacious 20-foot open plan lounge diner, perfect for entertaining guests or simply relaxing after a long day. The layout of this property offers a seamless flow between the living and dining areas, creating a warm and inviting atmosphere.

The property features an excellent-sized double master bedroom, providing a comfortable and cosy retreat at the end of the day. Whether you're looking to settle down in a new home or seeking a lucrative investment opportunity, this property has the potential to meet your needs.

Don't miss out on the chance to make this house on Mersey Street your own - schedule a viewing today and discover the endless possibilities that await you in this delightful abode.

GROUND FLOOR

PORCH

with door to the...

OPEN PLAN LOUNGE/DINER

A superb open plan living space with stairs to the first floor



LOUNGE

9'11 max x 13'7 max (3.02m max x 4.14m max)
with bay window



DINER

13'7 max x 10'9 max (4.14m max x 3.28m max)
with understairs storage cupboard



KITCHEN

13'7 max x 7'4 max (4.14m max x 2.24m max)
with a range of eye level and base level units with
complementing work surfaces, stainless steel sink and drainer
unit, electric oven, five gas hob with overhead extractor fan, and
space for fridge freezer

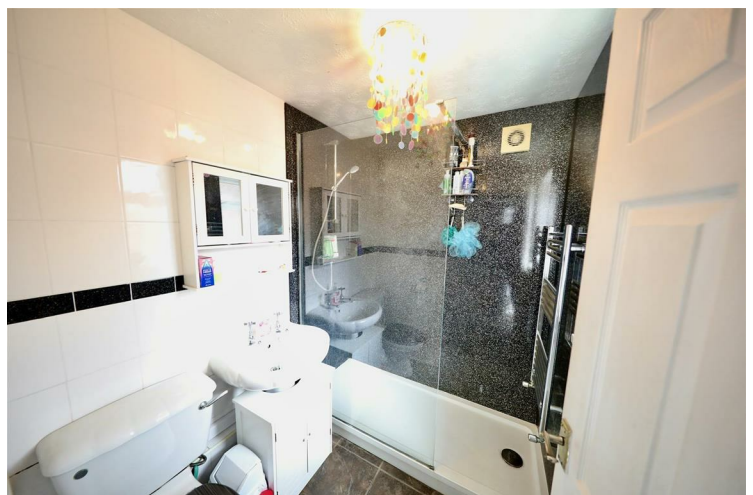


UTILITY

with plumbing for washing machine and door to the rear yard

SHOWER ROOM

5'9 max x 6'8 max (1.75m max x 2.03m max)
with low level WC, pedestal hand basin, walk in shower with
overhead shower attachment and tiles to splashback areas



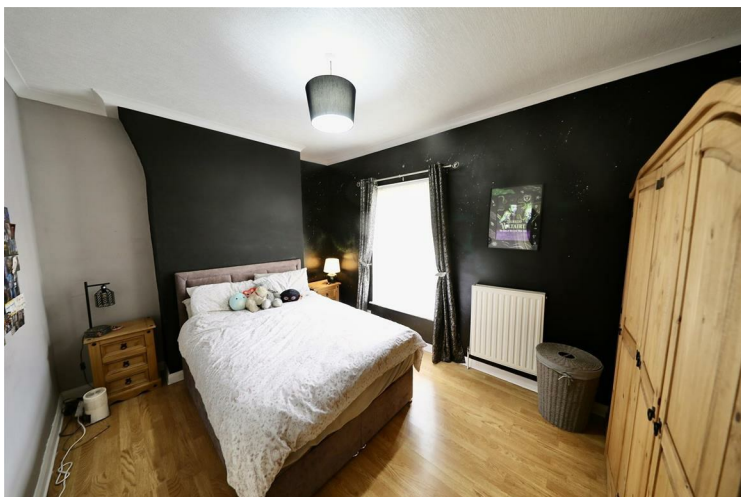
FIRST FLOOR

LANDING



BEDROOM ONE

13'6 max x 10'5 max (4.11m max x 3.18m max)



BEDROOM TWO

7'9 max x 11'6 max (2.36m max x 3.51m max)



OUTSIDE

The rear yard is laid to concrete and enclosed by brick wall with a wooden gate to the rear giving access



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 BAND

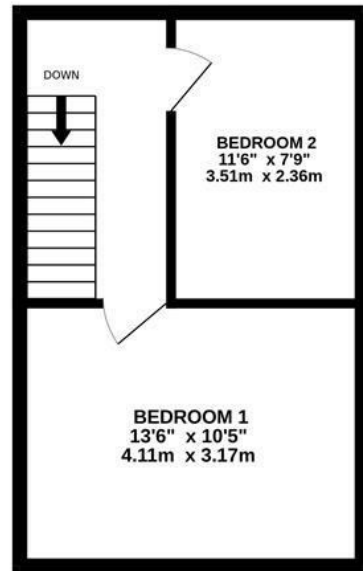
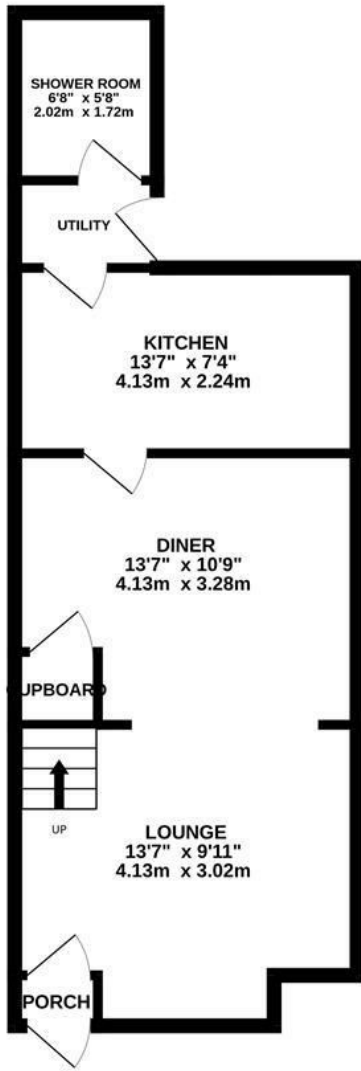
Symonds + Greenham have been informed that this property is in Council Tax Band A

VIEWINGS

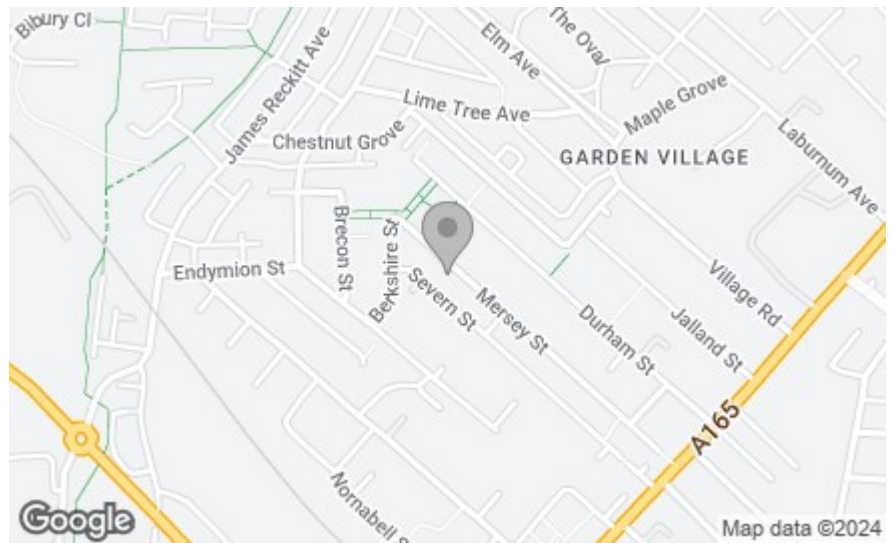
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	89		
63			

Energy Efficiency Rating: A scale from G (1-20) to A (82 plus). Current: 63, Potential: 89.

Environmental Impact (CO₂) Rating: A scale from G (1-20) to A (82 plus).

England & Wales EU Directive 2002/91/EC