



SYMONDS + GREENHAM

Estate and Letting Agents



33 Bentley Grove, Hull, HU6 8NP

£95,000

NO ONWARD CHAIN - THREE BED TERRACED - HUGE REAR GARDEN - OPEN PLAN LIVING - REQUIRES MODERNISATION - POPULAR HU6 LOCATION

This three bedroom mid terraced property on Bentley Grove offers a spacious layout in a quiet and desirable location, making it an excellent opportunity for those looking to put their own stamp on a home. While the property requires some updating, its potential is evident from the moment you step inside.

The entrance hall leads you into an open plan living and dining area, providing a versatile space for family gatherings and everyday living. The adjoining kitchen offers functionality and direct access to the rear lobby, adding convenience to the ground floor layout.

Upstairs, the first floor comprises three well proportioned bedrooms, a bathroom, and a separate w/c, ensuring ample space and practicality for a growing family.

Externally, the property boasts a huge rear garden, perfect for outdoor activities and gardening enthusiasts, as well as a lawned front garden, adding to the curb appeal. With its good size and quiet location close to a range of amenities, this property is a fantastic investment opportunity.

Contact us today to arrange a viewing and explore the potential of this delightful home on Bentley Grove.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

LIVING ROOM

13'2 x 8'4 max (4.01m x 2.54m max)

a good sized living area, adjoining the...



BEDROOM 2

11'1 x 8'8 max (3.38m x 2.64m max)

another good sized bedroom



DINING AREA

12'5 x 10'8 max (3.78m x 3.25m max)

a good sized reception room with access to the kitchen, fitted storage unit, under stairs storage cupboard and door to rear lobby



BEDROOM 3

7'9 x 6'4 max (2.36m x 1.93m max)

with storage cupboard



KITCHEN

12'5 x 5'4 max (3.78m x 1.63m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for fridge freezer, space for oven and space for washing machine



BATHROOM

with pedestal sink basin and panelled bath with overhead shower attachment



REAR LOBBY

with door to rear garden

FIRST FLOOR

LANDING

BEDROOM 1

12'6 x 8'8 max (3.81m x 2.64m max)

a good sized primary bedroom

W/C

with low level w/c



OUTSIDE

To the rear, the property benefits from a spacious rear garden mainly laid to lawn with concrete patio, enclosed by timber fencing.

To the front, the property has a lawned garden with concrete path, enclosed by low level fence



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

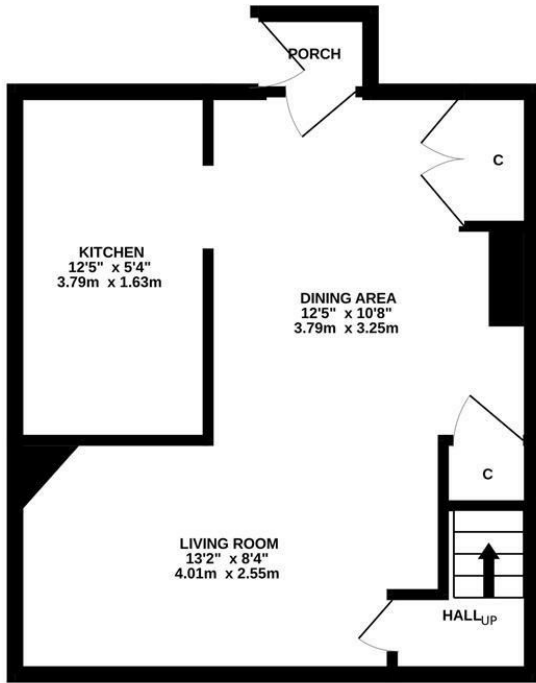
Symonds + Greenham have been informed that this property is Freehold.

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

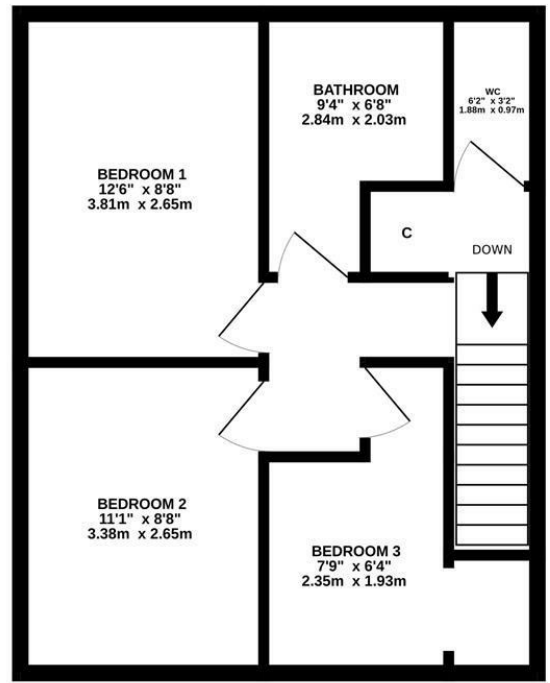
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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	
(82 plus) A	87
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(81-81) 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

