



SYMONDS + GREENHAM

Estate and Letting Agents



49 Grangeside Avenue, Hull, HU6 8LP Offers over £165,000

BEAUTIFUL THREE BED SEMI DETACHED - POPULAR LOCATION - OPEN PLAN LIVING - IMMACULATELY PRESENTED - HUGE REAR GARDEN - OFF STREET PARKING

This outstanding 3 bed semi detached property on Grangeside offers exceptional open plan living and features a brand new exquisite bathroom. Located in a highly sought after area close to amenities and excellent schools, this home is perfect for families and professionals alike.

Upon entering the property, you are welcomed by a bright and inviting entrance hall that leads seamlessly into the spacious open plan living and dining room. This area is perfect for both entertaining guests and enjoying cosy family evenings. The well appointed kitchen is designed for modern living, providing ample space for meal preparation. Additionally, the ground floor includes a convenient utility room and a w/c, enhancing the practicality of the home.

Upstairs, you will find three generously sized bedrooms, each offering a comfortable and stylish retreat. The newly renovated family bathroom is a standout feature, showcasing high quality fixtures and a luxurious design. Externally, the property boasts a glorious rear garden, ideal for outdoor activities and alfresco dining. The front drive provides off street parking, adding to the home's convenience.

This beautifully presented property combines contemporary style with everyday functionality, making it a perfect choice for those seeking a move-in ready home in a popular location. Don't miss the opportunity to make this exceptional property your own.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with storage cupboard, stairs to first floor and doors to kitchen and...



W/C

with low level w/c, heated towel rail and sink basin with vanity unit



OPEN PLAN LIVING/DINING ROOM

23'3 x 12'2 max (7.09m x 3.71m max)

a beautifully presented open plan living room with bay window, built in overhead projector and delightful dining area with double doors to the rear garden

LIVING ROOM



UTILITY ROOM

9'1 x 6'0 max (2.77m x 1.83m max)

with work bench, plumbing for washing machine, space for fridge freezer and space for American style fridge freezer

DINING AREA



KITCHEN

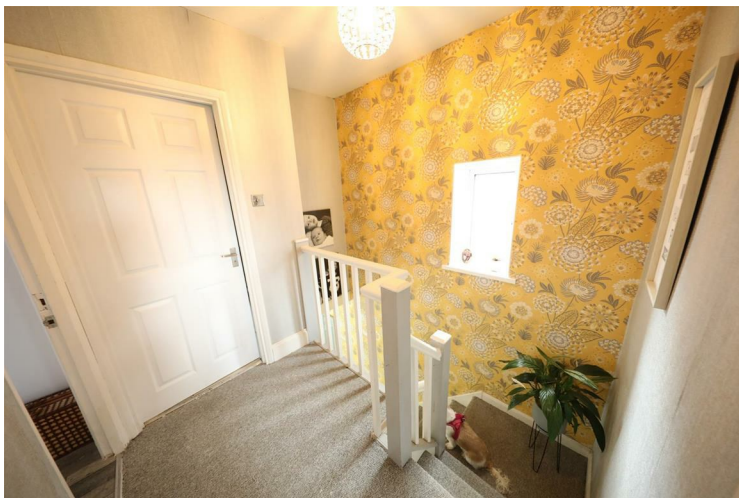
9'9 x 9'1 max (2.97m x 2.77m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven, gas hob with overhead extractor fan, integrated dish washer and space for fridge freezer

FIRST FLOOR

LANDING

with doors to all bedrooms and bathroom



BEDROOM 1

11'8 x 11'5 max (3.56m x 3.48m max)

a fantastic primary bedroom with fitted wardrobes



BEDROOM 2

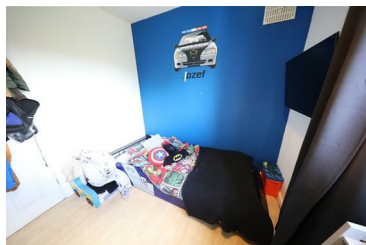
11'5 x 10'5 max (3.48m x 3.18m max)

another good sized double bedroom



BEDROOM 3

8'5 x 8'2 max (2.57m x 2.49m max)



BATHROOM

a beautiful, recently installed modern bathroom, tiled throughout, with low level w/c, sink basin with vanity unit, heated towel rail, back to wall bath with waterfall and hand held shower attachments



OUTSIDE

a fantastic rear garden, mainly laid to lawn with raised decking area and gravelled patio area, providing the perfect spots for alfresco living in the warmer months, enclosed by timber fencing.

To the front, the property has a front drive providing off street parking and small low maintenance front garden with a variety of shrubbery.



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 B.

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.

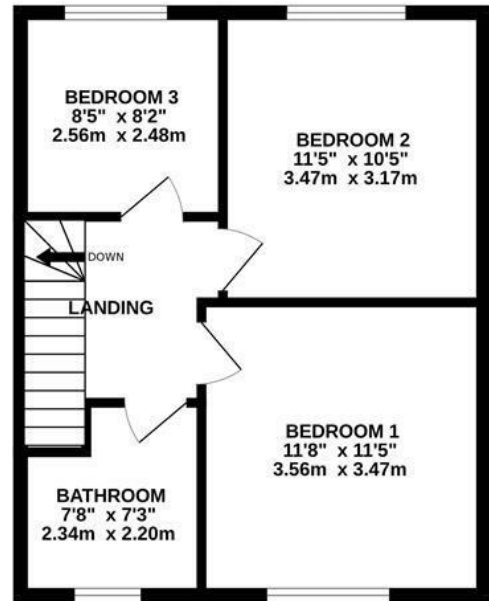
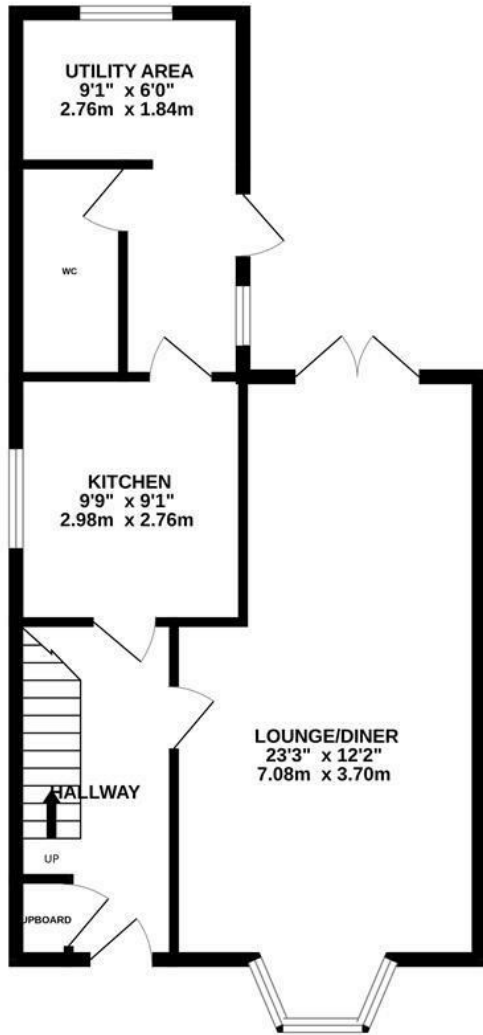
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

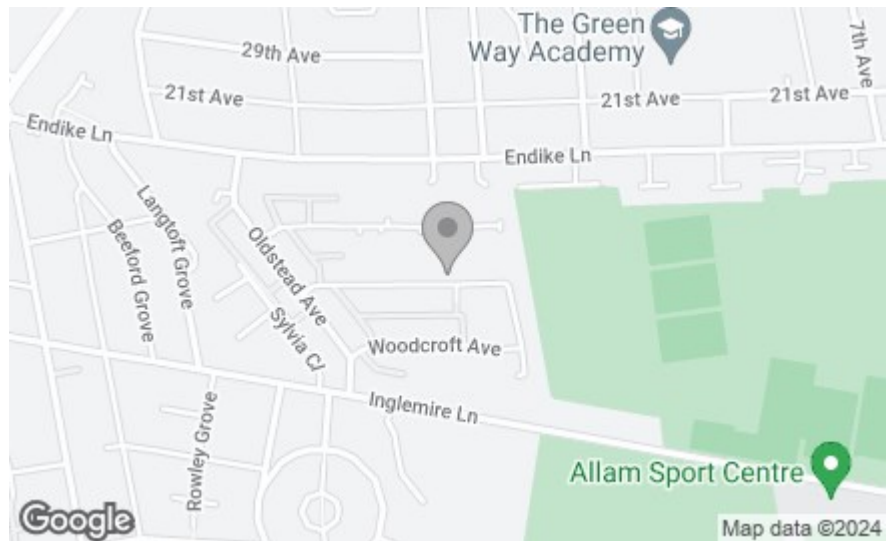
GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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	84
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	84
(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	
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England & Wales	EU Directive 2002/91/EC