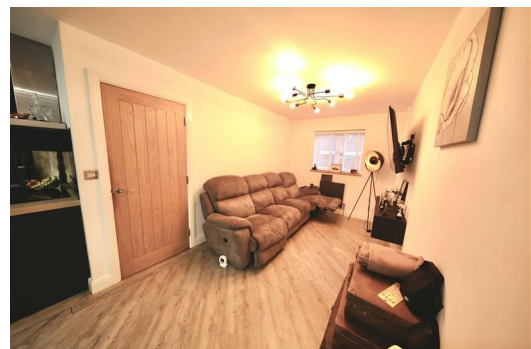
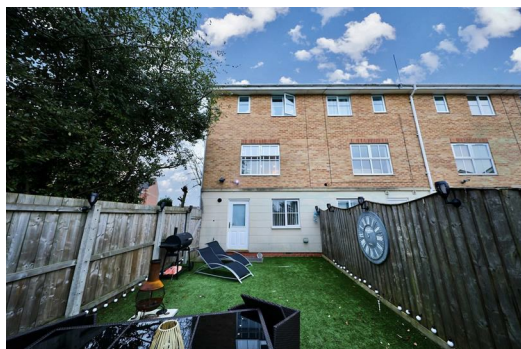




SYMONDS + GREENHAM

Estate and Letting Agents



53 Philip Larkin Close, Hull, HU6 7FB £895

AVAILABLE NOW!
CALL TO VIEW THIS THREE BEDROOM, TERRACED PROPERTY

This well presented, 3 storey property is nestled in the highly sought-after Philip Larkin Close, a popular residential location known for its proximity to excellent schools and a wealth of amenities along Beverley Road and Cottingham Road.

The property spans multiple levels, beginning with the ground floor, which features an integral garage, a versatile bedroom, a convenient utility room, and a sleek shower room. On the first floor, a fabulous open plan kitchen diner awaits, boasting NEFF appliances and kardean flooring, connected to an adjoining living space. Continuing to the second floor, you'll find two excellent double bedrooms, including a primary bedroom with an en suite bathroom. An additional family bathroom completes this level.

Externally, the property boasts a front drive providing off street parking and a low maintenance rear garden.

This property will be let mostly unfurnished but with some 'goodwill' items.

GROUND FLOOR

ENTRANCE HALL

a welcoming hall way with glass panelled stairs to first floor, with doors to bedroom 3, utility room and shower room



SHOWER ROOM

with low level w/c, sink basin with vanity unit and corner shower cubicle with tiles to splash back areas



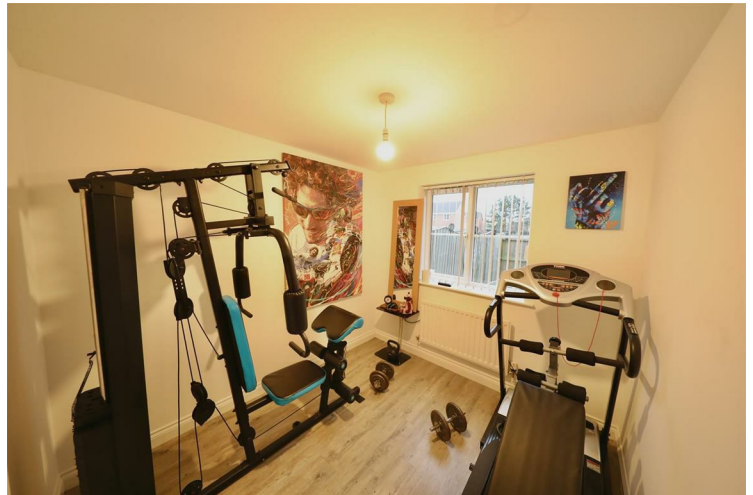
UTILITY ROOM

6'2 x 5'7 max (1.88m x 1.70m max)
with plumbing for washing machine, work bench, sink basin with drainer unit, base level units and door to the rear garden



BEDROOM 3

9'0 x 8'1 max (2.74m x 2.46m max)
a spacious bedroom



FIRST FLOOR

LANDING

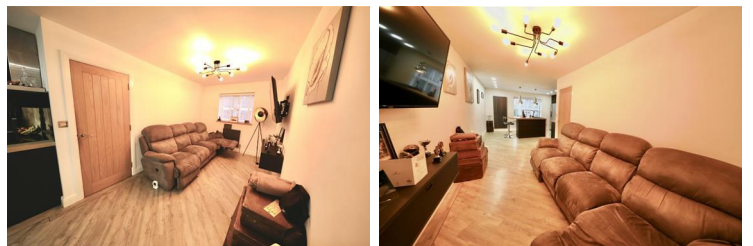
OPEN PLAN KITCHEN DINER

25'6 x 12'6 max (7.77m x 3.81m max)
a beautiful open plan kitchen diner with central island, karndean flooring, a range of eye, base and floor to ceiling units with complementing work surfaces and NEFF appliances, including induction hob with overhead extractor fan, integrated double oven, integrated dishwasher and space for American style fridge freezer



LIVING AREA

a cosy living space, adjoining the kitchen diner



SECOND FLOOR

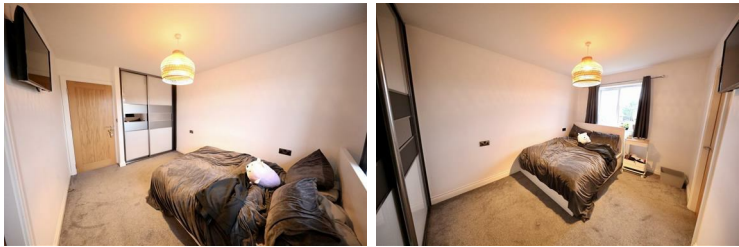
LANDING



BEDROOM 1

12'6 x 8'7 max (3.81m x 2.62m max)

a good sized primary bedroom with fitted wardrobes and door to...



EN SUITE

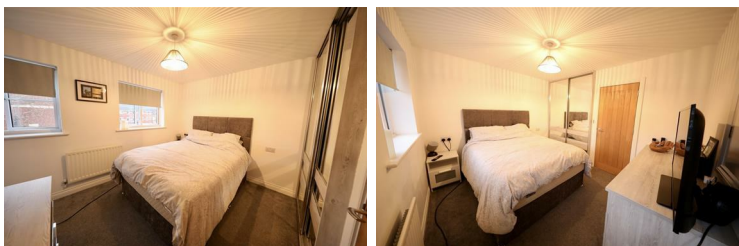
with low level w/c, sink basin with vanity unit and corner shower cubicle, with tiles to splash back areas



BEDROOM 2

12'9 x 11'0 max (3.89m x 3.35m max)

a well presented double bedroom with fitted wardrobe X2



BATHROOM

a well presented family bathroom with low level w/c, sink basin with vanity unit and panelled bath with overhead shower attachment



GARAGE

with power supply

OUTSIDE

a delightful low maintenance rear garden with artificial grass, providing the perfect spot for alfresco living, enclosed by timber fencing.

To the front, the property benefits from a front drive providing off street parking.



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 D.

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

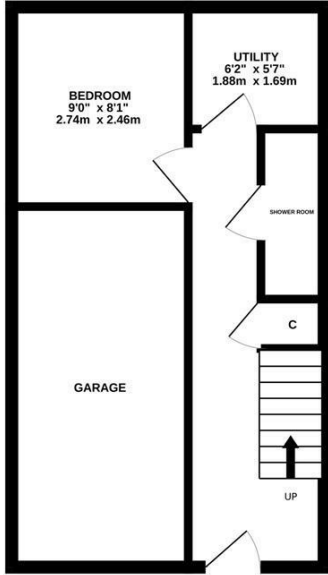
Symonds + Greenham have been informed that this property is Freehold.

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

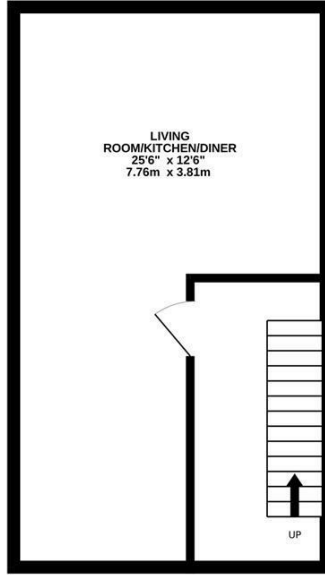
VIEWINGS

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

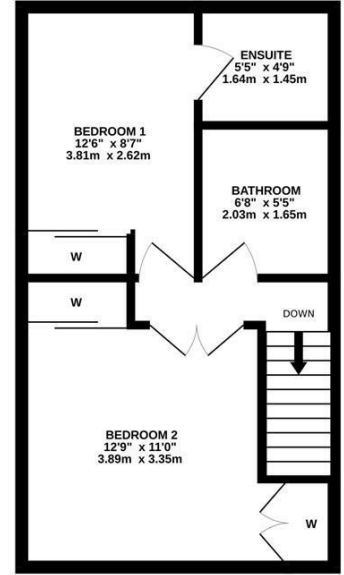
GROUND FLOOR



1ST FLOOR



2ND 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			
(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		76	86
	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		