



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **189 Ella Street, Hull, HU5 3AT** **Offers over £170,000**

ELLA STREET ALERT - LOVELY THREE BED TERRACED PROPERTY - SOUTH FACING GARDEN - POPULAR LOCATION -

Symonds and Greenham are delighted to present this charming three bedroom terraced house located on Ella Street, a popular tree lined street in the heart of HU5. This lovely period property is ideally situated close to the vibrant areas of Newland, Princes, and Charterlands Avenue, where a wide array of bars, restaurants, and shops are within easy reach. Additionally, the property is near excellent schools, making it a perfect choice for families.

As you enter, you are greeted by an inviting entrance hall that leads to a cosy living room, perfect for relaxation. The dining room, featuring a working fireplace, provides a warm and welcoming space for family meals and entertaining. The spacious kitchen is well equipped and designed to cater to all your culinary needs. Adjacent to the kitchen is a rear lobby/utility area, offering additional convenience and storage. The first floor comprises three good sized bedrooms, each offering ample space and comfort. The family bathroom is well appointed, providing all the essentials for modern living. Externally, the property boasts a delightful south facing rear garden that is a true sun trap, ideal for enjoying outdoor activities and alfresco dining in a secluded and private setting.

This lovely period property on Ella Street combines charm with the comforts of modern living. With its prime location, excellent nearby amenities, and interiors, this home is an exceptional opportunity for anyone looking to settle in the heart of HU5.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### LIVING ROOM

14'5 x 11'7 max (4.39m x 3.53m max)

a spacious living room with gas fireplace and bay window



### DINING ROOM

12'1 x 11'6 max (3.68m x 3.51m max)

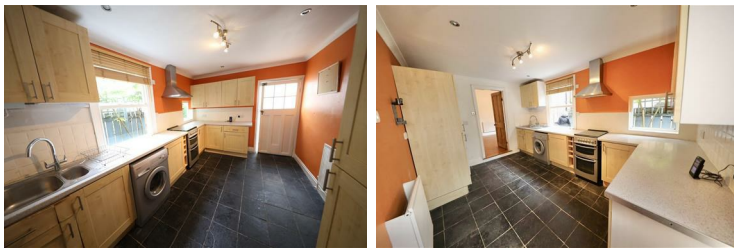
a lovely reception room with open fireplace, under stairs storage cupboard and door to...



### KITCHEN

13'6 x 9'2 max (4.11m x 2.79m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, overhead extractor fan, plumbing for washing machine, space for fridge freezer and door to...



### UTILITY/REAR LOBBY

9'2 x 6'0 max (2.79m x 1.83m max)

with fitted shelving, work bench and door to the rear garden



## FIRST FLOOR

### LANDING

### BEDROOM 1

15'1 x 12'1 max (4.60m x 3.68m max)

a fantastic primary bedroom with feature fireplace and fitted unit



### BEDROOM 2

12'2 x 9'7 max (3.71m x 2.92m max)

another spacious double bedroom with fitted shelving, feature fireplace, and traditional floor to ceiling unit



### BEDROOM 3

9'3 x 7'3 max (2.82m x 2.21m max)

with fitted cupboard and views overlooking the rear garden



### BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment



### OUTSIDE

a south facing rear garden, mainly laid to lawn with lush plant borders, paved patio, enclosed by timber fencing



#### **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.

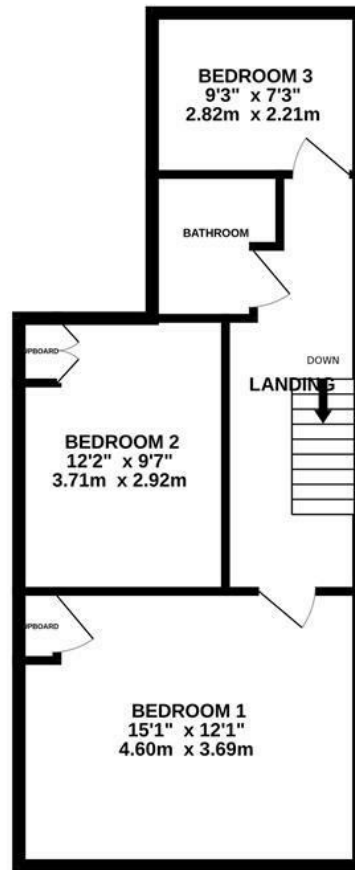
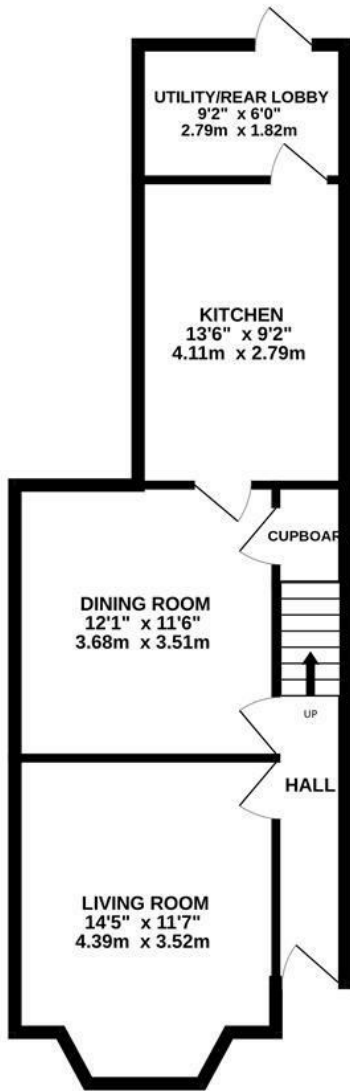
#### **TENURE**

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

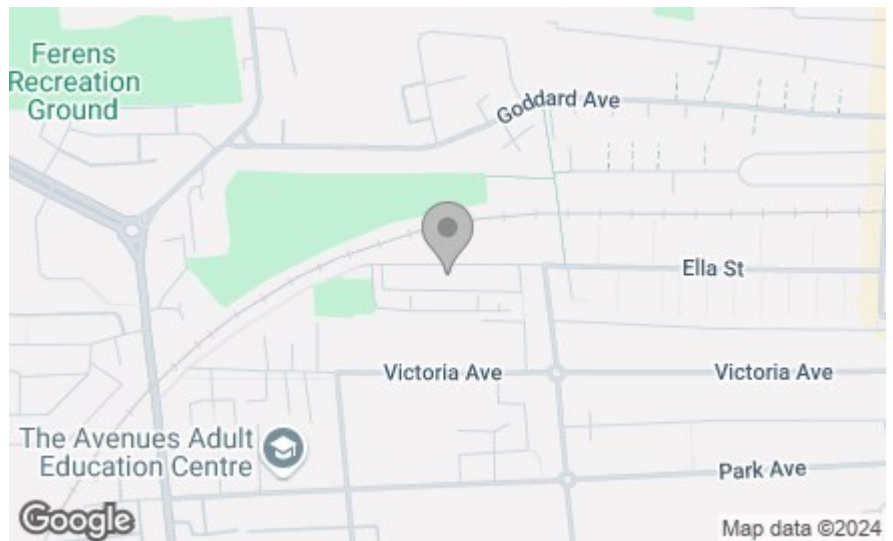
If you require more information on the tenure of this property please contact the office on 01482 444200.

#### **VIEWINGS**

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



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC