



SYMONDS + GREENHAM

Estate and Letting Agents



9 Hereford Street, Hull, HU4 6QH £595

TWO BED TERRACED TO LET - MODERN KITCHEN AND BATHROOM - CLOSE TO AMENITIES

Nestled on Hereford Street, this 2 bedroom terraced property combines convenience with comfort. Well served by local amenities and transport links, it offers easy access to everything you need. Recent updates to the bathroom and kitchen enhance the modern living experience. The ground floor features an open plan living/dining room, a well equipped kitchen and a bathroom, while the first floor boasts two good sized bedrooms. Completing the picture is a rear courtyard, providing a private outdoor space for relaxation. This property stands as a testament to modern living with thoughtful upgrades and a prime location.

DONT DELAY...BOOK YOUR VIEWING NOW!

There is a one week holding deposit on the property of £135 which is refunded following successful referencing. Deposit is one months rent in advance and so full cost following successful referencing for the property would be £1190.

EPC - C
Council Tax - A

GROUND FLOOR

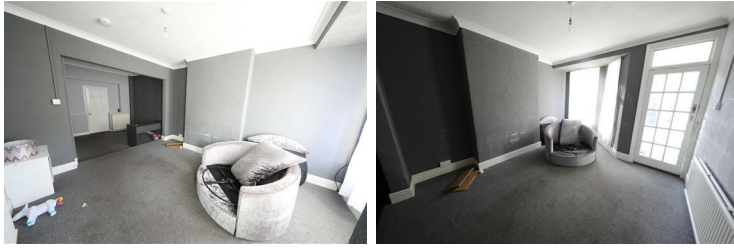
PORCH

with door to...

LIVING ROOM

13'7 x 11'5 max (4.14m x 3.48m max)

a spacious open plan living room with bay window



DINING AREA

10'1 x 9'0 max (3.07m x 2.74m max)

with storage cupboard, stairs to first floor and door to...



KITCHEN

11'0 x 8'8 max (3.35m x 2.64m max)

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



REAR LOBBY

with door to rear garden

BATHROOM

with low level w/c, pedestal sink basin and panelled bath with shower attachment, tiled to splash back areas



FIRST FLOOR

BEDROOM 1

12'8 x 11'6 max (3.86m x 3.51m max)

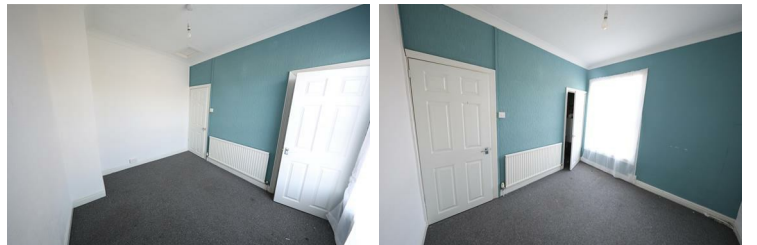
a spacious primary bedroom with bay window



BEDROOM 2

10'2 x 8'7 max (3.10m x 2.62m max)

a double bedroom with storage cupboard



OUTSIDE

a low maintenance rear courtyard with gated access to the ten foot, enclosed by timber fencing and brick wall



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.

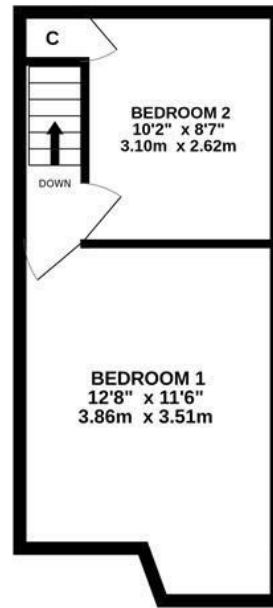
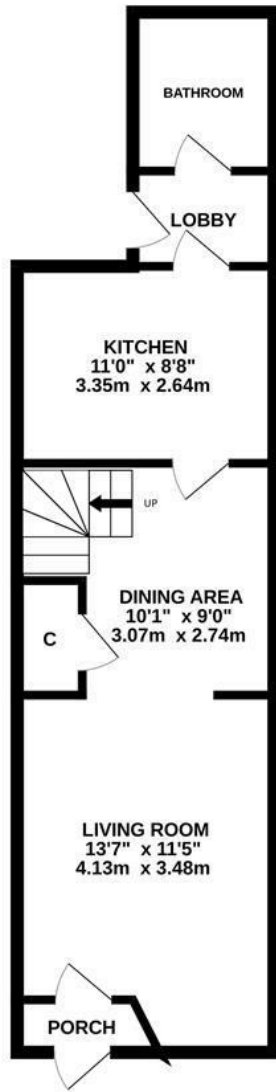
TENURE

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

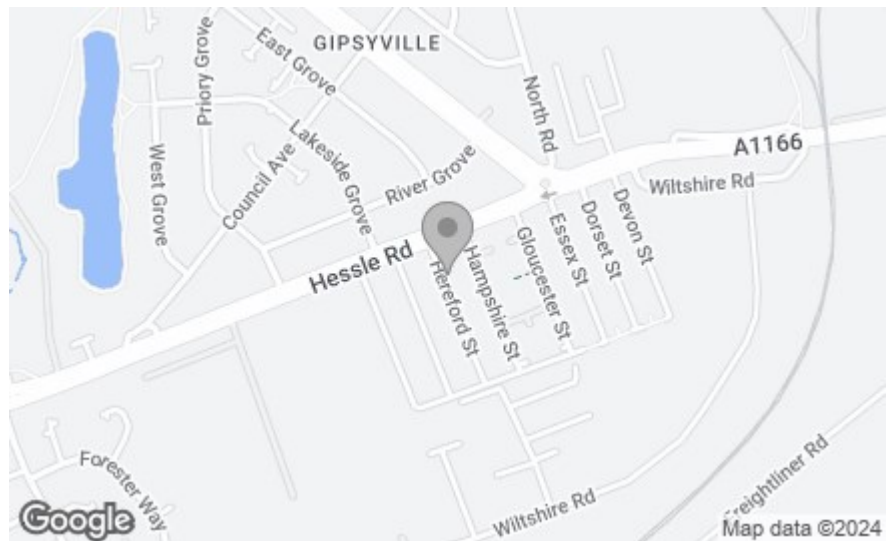
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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