



SYMONDS + GREENHAM

Estate and Letting Agents



2 Easter Wood Close, Hull, HU7 4ZR **£190,000**

Welcome to this charming end-terrace house located in the desirable Easter Wood Close, Bransholme, Hull. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Spread across three storeys, this house offers a unique layout that provides both privacy and togetherness. The absence of an onward chain means you can move in hassle-free and start creating memories in your new home right away.

One of the standout features of this property is the abundance of off-street parking available, ensuring convenience for you and your visitors. Additionally, the south-west facing garden is the ideal spot for enjoying sunny afternoons and hosting summer barbecues.

Don't miss out on the opportunity to own this wonderful property in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this house your new home.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor



KITCHEN DINER

16'2 max x 15'8 max (4.93m max x 4.78m max)

A spacious open plan kitchen diner with French doors to the rear garden



KITCHEN

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



DINER



DOWNSTAIRS WC

A convenient downstairs toilet with low level WC and pedestal hand basin

FIRST FLOOR

LOUNGE

16'4 max x 13'7 max (4.98m max x 4.14m max)

A spacious reception room



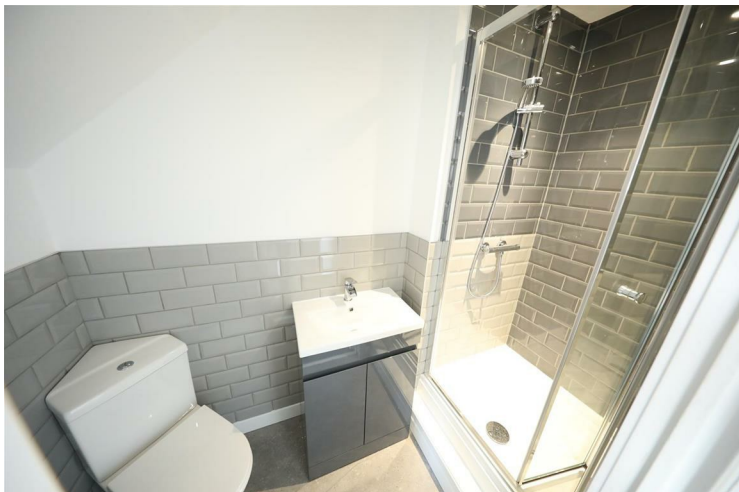
BEDROOM THREE

8'1 max x 13'5 max (2.46m max x 4.09m max)
An excellent sized double bedroom



ENSUITE

Recently decorated with low level WC, vanity hand basin unit, shower cubicle with overhead shower attachment, heated towel rail and tiles to splashback areas



BATHROOM

with low level WC, pedestal hand basin, heated towel rail, panelled bath with shower attachment and tiles to splashback areas



BEDROOM TWO

8'1 max x 13'5 max (2.46m max x 4.09m max)
A third double bedroom



SECOND FLOOR

BEDROOM ONE

12'4 max x 11'10 max (3.76m max x 3.61m max)
A good sized double with ensuite shower room



OUTSIDE

The south west facing rear garden is quite the sun trap and is laid to block paved patio, pebble and enclosed by timber fencing



GARAGE

The property benefits from an integral garage and front drive providing off street parking for a number of vehicles



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C

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.

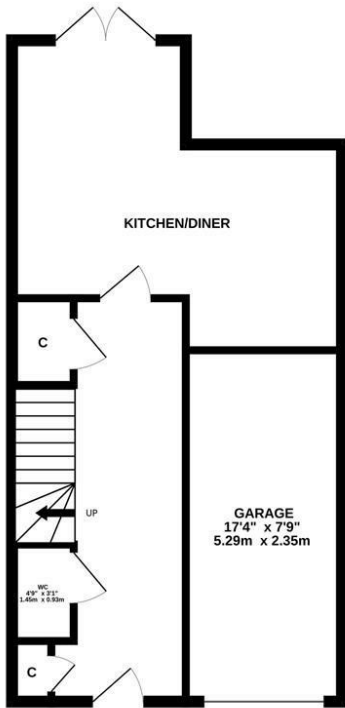
VIEWINGS

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

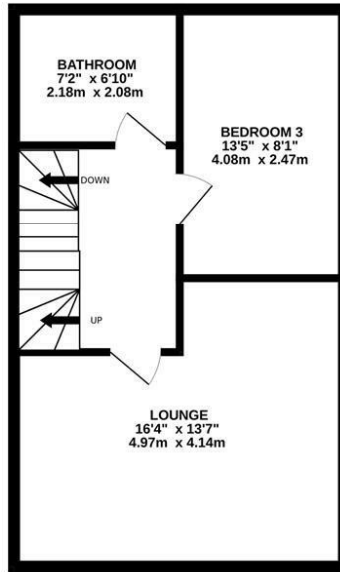
DISCLAIMER

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.

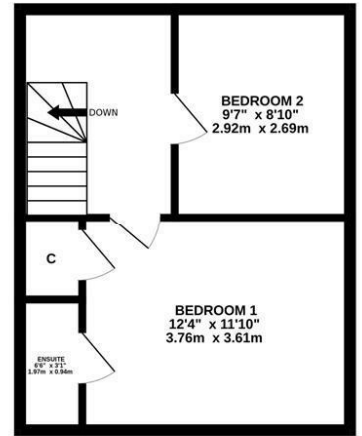
GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.5 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 | 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 | |
| 73 | |
| 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 |

