



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **140 Meadowbank Road, Hull, Yorkshire HU3 6XP** **£125,000**

**ATTENTION FIRST TIME BUYERS - LARGE KITCHEN EXTENSION - OFF-STREET PARKING**

This mid-terraced home is situated on Meadowbank Road near Anlaby Road, this property is ideally located for local amenities, supermarkets, cafes, bars and restaurants. The property would be perfect for a first time buyer as it is ready to move into however it could also be suitable for an investor due to the high demand for rental properties in the area. The property boasts a stylish living room, an extended modern kitchen/diner, two bedrooms, a first floor bathroom, off-street parking to the front and a generous garden and garage to the rear.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor and door to...

### LIVING ROOM

14'1 max x 12'8 max (4.29m max x 3.86m max)

With door to...



### KITCHEN/DINER

16'6 max x 13' max (5.03m max x 3.96m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and draining unit, electric cooker, gas hob with overhead extractor fan, space for fridge – freezer, plumbing for washing machine, plumbing for slimline dishwasher and door to rear garden

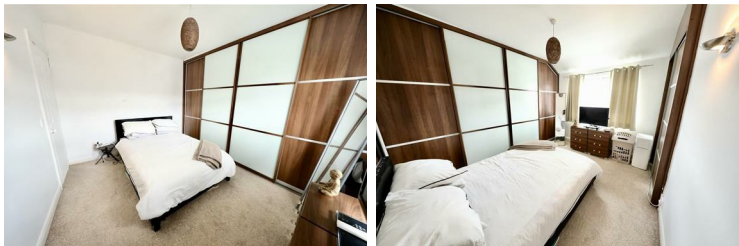


## FIRST FLOOR

### BEDROOM 1

14'1 max x 11'7 max (4.29m max x 3.53m max)

With fitted wardrobes



### BEDROOM 2

11'2 max x 7' max (3.40m max x 2.13m max)



### BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, heated towel rail, tiled to splashback areas.



### OUTSIDE

The front of the property is paved providing off street parking. The rear garden is mainly laid to lawn with a paved patio area and a garage with vehicular access via the rear tenfoot.



### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

### 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.

### VIEWINGS

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

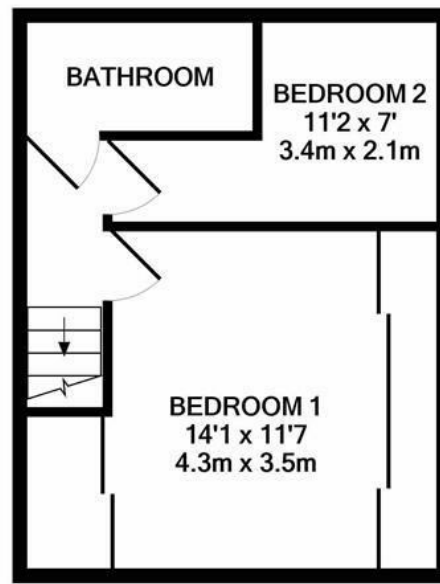
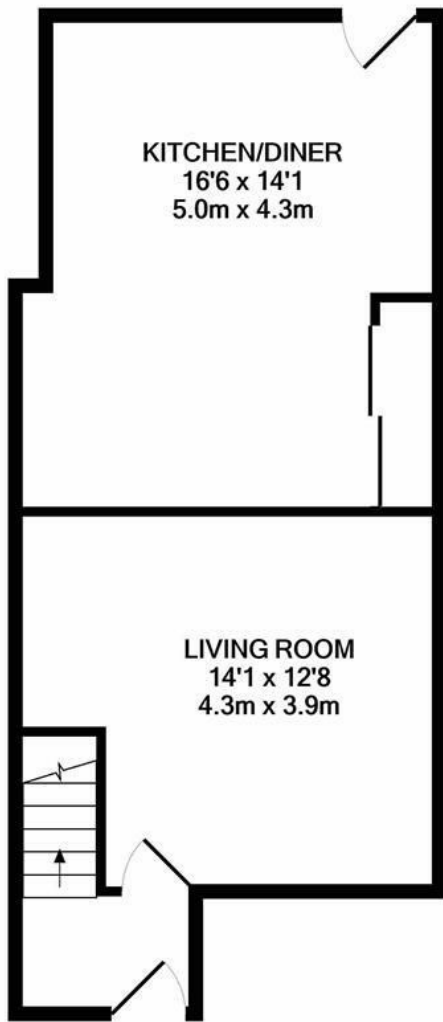
### **COUNCIL TAX**

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

### **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.

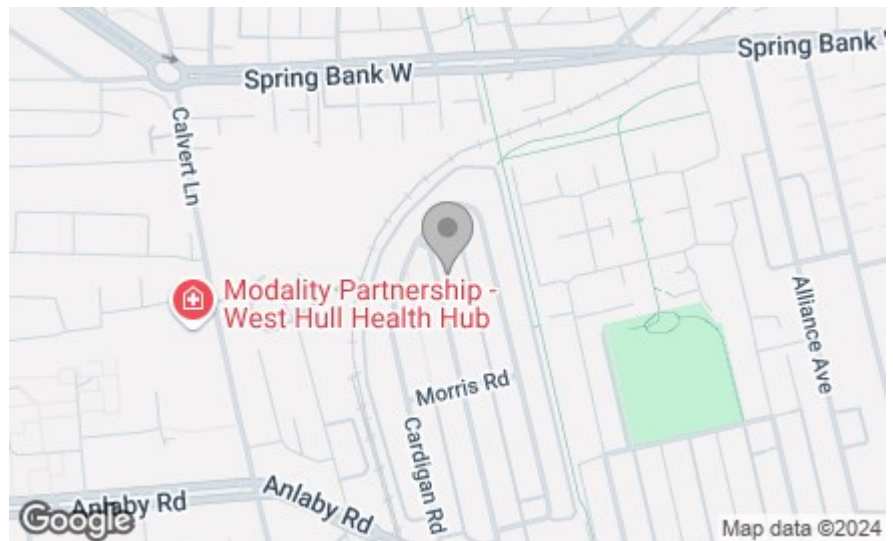


1ST FLOOR  
APPROX. FLOOR  
AREA 263 SQ.FT.  
(24.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>	
(81-81) <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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(81-81) <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	
England & Wales	EU Directive 2002/91/EC