



SYMONDS + GREENHAM

Estate and Letting Agents



164 Telford Street, Hull, HU9 3DZ **£105,000**

Welcome to Telford Street, Hull - a charming property that is perfect for first-time buyers looking to settle down in a lovely home. This delightful house boasts a generous rear garden, ideal for relaxing outdoors or entertaining guests on warm summer days.

As you step inside, you'll be greeted by a well-decorated interior that exudes warmth and comfort. The property features two double bedrooms, providing ample space for a small family or guests staying over. The modern kitchen is a highlight of the house, perfect for whipping up delicious meals to enjoy in the dining area.

Convenience is key in this property, with a downstairs WC and utility room adding to the practicality of daily living. Whether you're a budding chef, a green-fingered enthusiast, or simply seeking a cosy abode to call your own, this house on Telford Street offers a wonderful opportunity to create lasting memories in a welcoming environment.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

LIVING ROOM

13'2 max x 11'1 max (4.01m max x 3.38m max)



DINING ROOM

9'11 max x 14'4 max (3.02m max x 4.37m max)



KITCHEN

12'0 mx x 8'10 max (3.66m mx x 2.69m max)



UTILITY/WC

12'0 max x 5'2 max (3.66m max x 1.57m max)



FIRST FLOOR

LANDING

BEDROOM ONE

13'6 max x 14'4 max (4.11m max x 4.37m max)



BEDROOM TWO

10'10 max x 8'8 max (3.30m max x 2.64m max)



SHOWEROOM



OUTSIDE



CENTRAL HEATING

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

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.

COUNCIL TAX BAND

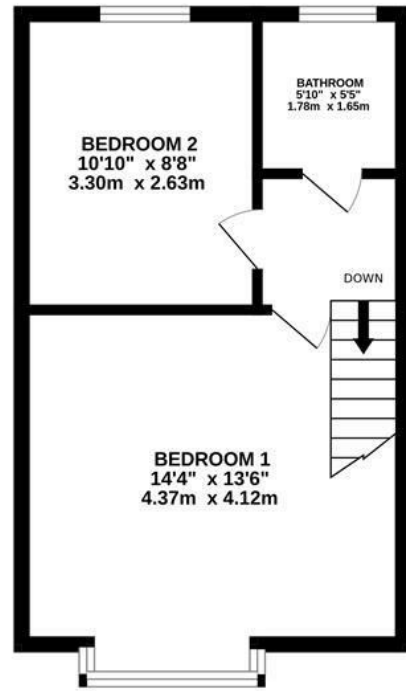
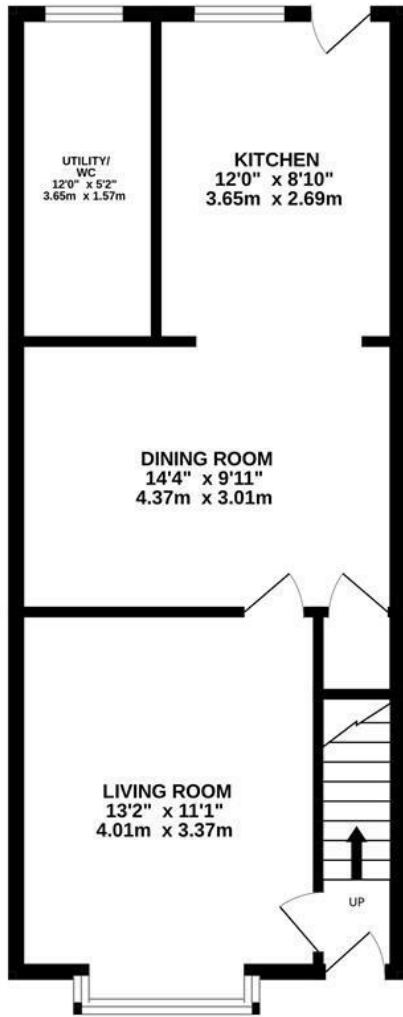
Symonds + Greenham have been informed that this property is in Council Tax Band A

VIEWINGS

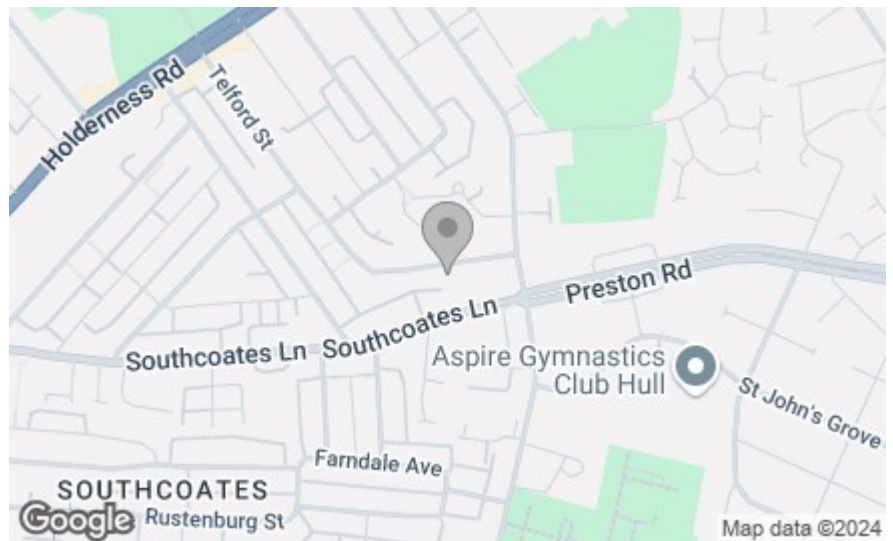
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.



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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	87
(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