



SYMONDS + GREENHAM

Estate and Letting Agents



39 Philip Larkin Close, Hull, HU6 7FB **£995**

THREE BED
GARAGE
AVAILABLE NOW
ENSUITE TO MASTER

Nestled in the desirable Philip Larkin Close, this three-bedroom mid-terrace home offers spacious living in a convenient location. Situated near a variety of amenities, including shops, supermarkets, cafes, bars, restaurants, highly regarded schools, and transport links, this property provides the perfect balance of urban convenience and suburban tranquility. Step inside, and you'll discover a property that boasts plenty of space for comfortable living. The ground floor features a welcoming lounge, a well-appointed kitchen, and a convenient WC, providing functional and versatile spaces for relaxation and entertaining. Upstairs, two bedrooms await, along with a family bathroom, offering comfortable accommodations for family members or guests. The second floor is dedicated to the main bedroom, which features an ensuite bathroom and a dressing room, providing a luxurious retreat for the homeowner. Outside, the property impresses with a parking space and a garage to the front, ensuring convenience for residents with vehicles. The rear garden is laid to lawn, with a decked area, offering a peaceful outdoor space for relaxation and al fresco dining. This three-bed mid-terrace home on Philip Larkin Close is available now.

GROUND FLOOR

KITCHEN

11'9 x 6'2 max (3.58m x 1.88m max)

With a range of eye level and base level units and complimenting work surfaces, an integrated oven, an integrated hob, space for a fridge freezer and plumbing for a washing machine.

LIVING ROOM

16'9 x 12'9 max (5.11m x 3.89m max)

A wonderful family room with excellent natural light.

WC

With a low level WC and a hand basin.



OUTSIDE

The property benefits from a parking space with a garage to the front and a rear garden that is laid to lawn with a decked area.



FIRST FLOOR

BEDROOM 2

13'0 x 10'2 max (3.96m x 3.10m max)

Another brilliant bedroom.

BEDROOM 3

12'9 x 10'4 max (3.89m x 3.15m max)

BATHROOM

With a low level WC, a hand basin and a panelled bath with an overhead shower attachment.

SECOND FLOOR

BEDROOM 1

A brilliant main bedroom with access to an ensuite and a dressing room.

ENSUITE

With a low level WC, a hand basin and a walk in shower.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

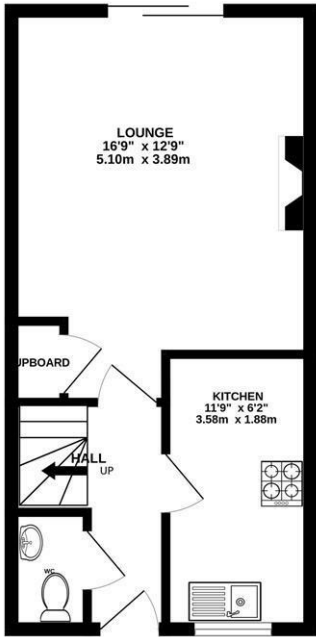
VIEWINGS

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

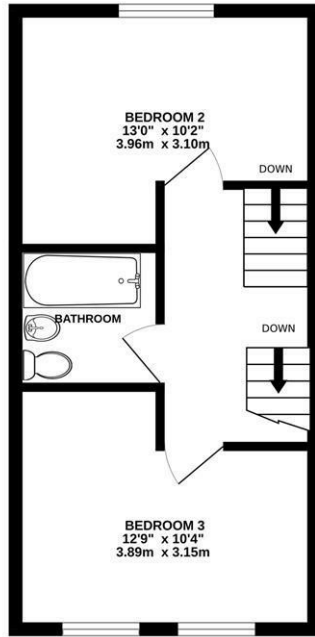
COUNCIL TAX

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

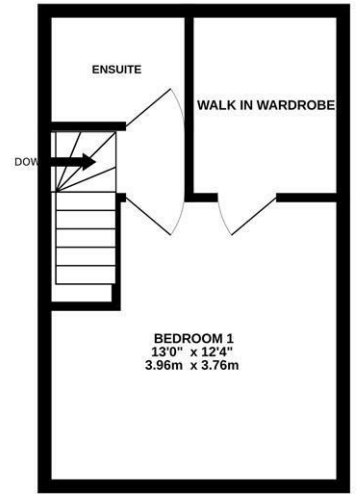
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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
	88
70	
<small>Very energy efficient - lower running costs</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC

