



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **5 Axdane, Hull, HU6 9AE**

### **£67,000**

**CASH BUYERS ONLY - THREE BED TERRACED - SPACIOUS PROPERTY - NO CHAIN - GOOD SIZED REAR GARDEN - POPULAR LOCATION - NON STANDARD CONSTRUCTION**

This spacious three bedroom terraced house on Axdane is a well maintained property situated in the HU6 area, offering convenient access to excellent transport links and nearby amenities. Upon entering, you are welcomed by an entrance hall that leads to a generous kitchen diner, perfect for family meals and entertaining. The living room provides a comfortable space for relaxation, while the ground floor also features a convenient w/c.

Upstairs, the property offers three well proportioned bedrooms, each providing ample space for family living. A modern wet room on the first floor adds to the practicality of this home. Externally, the property boasts a good-sized garden, ideal for outdoor activities and enjoying the warmer months. This home is in good condition throughout and offers plenty of space for a growing family.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### W/C

with low level w/c and sink basin

### KITCHEN DINER

*11'1 x 11'1 max (3.38m x 3.38m max)*

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

### LIVING ROOM

*21'0 x 11'3 max (6.40m x 3.43m max)*

a spacious reception room with sliding doors to the rear garden

## FIRST FLOOR

### LANDING

### BEDROOM 1

*14'7 x 9'4 max (4.45m x 2.84m max)*

a spacious primary bedroom with fitted units

### BEDROOM 2

*11'4 x 9'2 max (3.45m x 2.79m max)*

another good sized double bedroom with fitted cupboard

### BEDROOM 3

*9'4 x 8'0 max (2.84m x 2.44m max)*

### BATHROOM

a spacious wet room with low level w/c, pedestal sink basin and electric shower

### OUTSIDE

a good sized rear garden mainly laid to lawn with concrete patio, enclosed by timber fencing



### 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. This property is non standard construction.

### DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

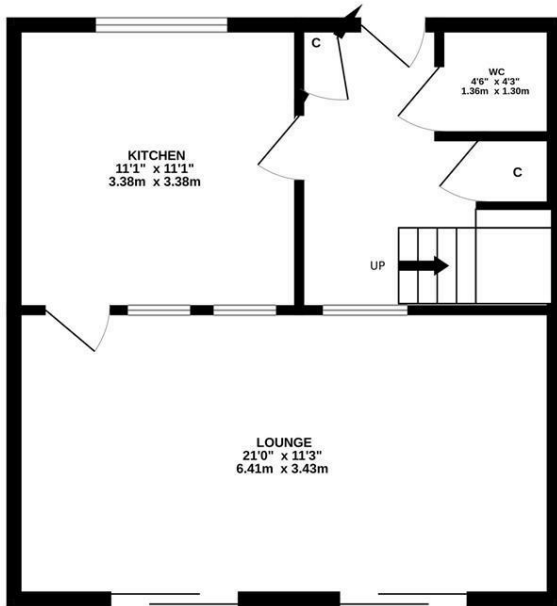
Symonds + Greenham have been informed that this property is Freehold.

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

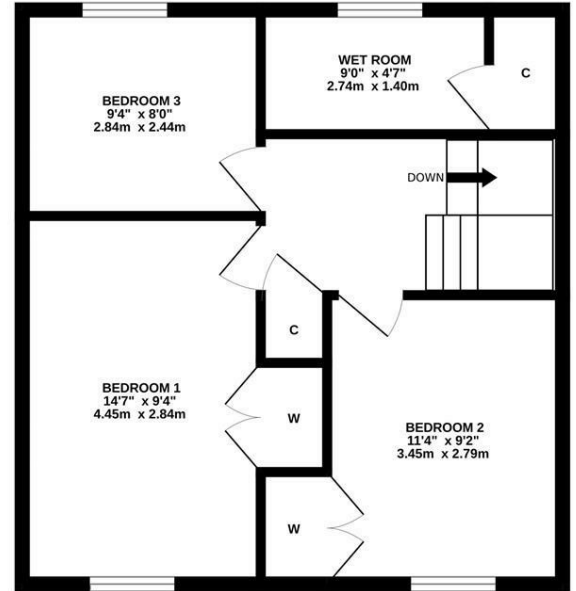
## VIEWINGS

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

GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.




1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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			
(92 plus) A			82
(81-91) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	