



SYMONDS + GREENHAM

Estate and Letting Agents



16 Grammar School Road, Hull, HU5 4NZ **Offers in excess of £135,000**

Nestled on the charming Grammar School Road in Hull, this delightful semi-detached house is a true gem waiting to be discovered. Boasting one reception room, three cosy bedrooms, and a well-appointed bathroom, this property is perfect for a family seeking a new home.

The location of this home is simply unbeatable, with esteemed schools and convenient local amenities just a stone's throw away. Commuting is a breeze with excellent transport links to Hull city centre and the picturesque village of Cottingham.

Step inside to find a beautifully decorated interior that exudes warmth and comfort. The modern kitchen is a chef's dream, offering the perfect space to whip up culinary delights.

One of the standout features of this property is the generous rear garden, providing ample space for outdoor activities, relaxation, and entertaining guests.

Whether you're a growing family looking for a move-in ready home or a first-time buyer eager to step onto the property ladder, this semi-detached house on Grammar School Road is sure to tick all the boxes. Don't miss out on the opportunity to make this charming property your own.

GROUND FLOOR

PORCH

ENTRANCE HALL

with stairs to first floor

LOUNGE

13'10 max x 12'3 max (4.22m max x 3.73m max)

with gas fire



KITCHEN/DINER

20'11 max x 8'7 max (6.38m max x 2.62m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, integrated fridge-freezer, electric oven, five ring gas hob and overhead extractor fan and French patio doors to rear garden.



UTILITY ROOM

With a range of base level units with plumbing for washing machine and space for fridge-freezer.

DOWNSTAIRS WC

With low-level WC

FIRST FLOOR

BEDROOM 1

12'1 max x 12'2 max (3.68m max x 3.71m max)

With storage cupboard



BEDROOM 2

13'2 max x 8'8 max (4.01m max x 2.64m max)

With storage cupboard



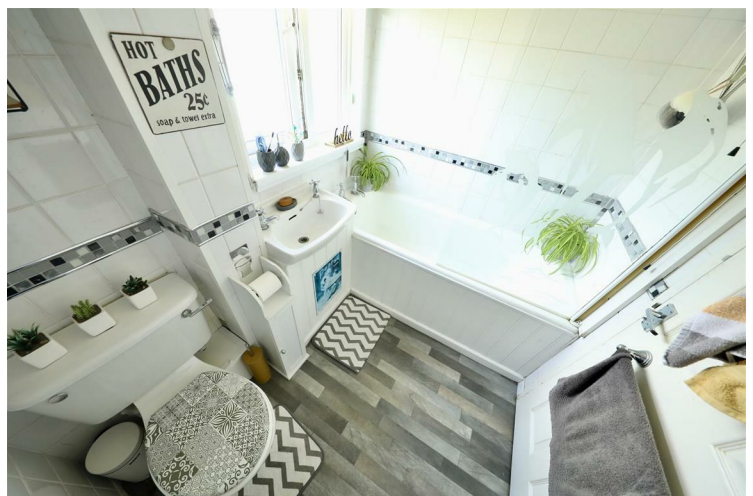
BEDROOM 3

8'8 max x 7'2 max (2.64m max x 2.18m max)



BATHROOM

With low-level WC, handbasin, panelled bath with overhead shower, floor to ceiling tiles.



OUTSIDE

The front of the property is mainly laid to lawn.

The rear garden is mainly laid to lawn with a paved patio area and a summer house.



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.

COUNCIL TAX BAND

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

DISCLAIMER

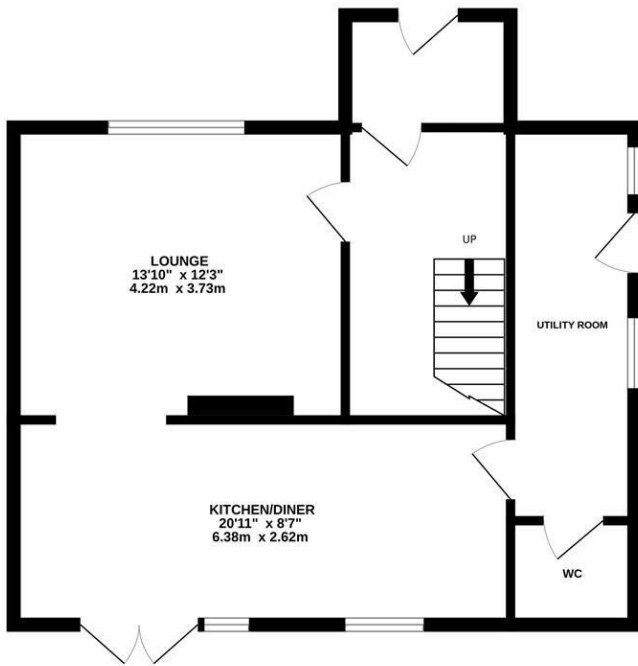
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

Please note that this property is non-standard construction.

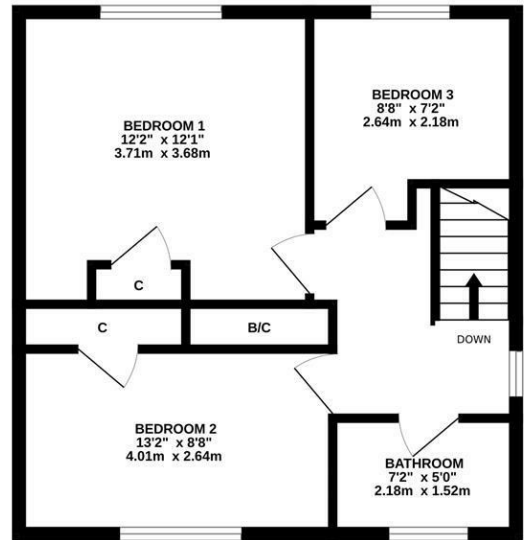
VIEWINGS

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

GROUND FLOOR



1ST 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
Very energy efficient - lower running costs	
(92 plus) A	79
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	79
(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

