



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **8 Downs Crescent, Hull, HU5 5SP** **Offers over £140,000**

Nestled in the charming Downs Crescent, this delightful semi-detached house is available with no onward chain. The home offers a perfect blend of comfort and convenience. Boasting two reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property is ideal for both first-time buyers and families alike.

The location of this home is truly unbeatable, just a stone's throw away from Hull city centre and the quaint village of Cottingham. Imagine the ease of access to supermarkets, restaurants, and bakeries, all within a short drive from your doorstep.

Step inside to find a beautifully decorated interior that exudes warmth and style. The 23-foot living room/diner is a spacious haven for relaxation and entertainment, perfect for hosting gatherings with loved ones.

Outside, the property offers off-street parking at the front, ensuring convenience for busy lifestyles. The generous rear garden provides a tranquil outdoor space, ideal for enjoying sunny days or alfresco dining.

In summary, this charming semi-detached house on Downs Crescent is a rare find that combines comfort, style, and convenience in one desirable package. Don't miss the opportunity to make this house your home sweet home.

## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor

### LIVING ROOM/DINER

23'10 max x 11'11 max (7.26m max x 3.63m max)

### KITCHEN

15'10 max x 5'10 max (4.83m max x 1.78m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with overhead extractor fan, integrated washing machine, space for dishwasher and space for fridge-freezer.

### CONSERVATORY

9'9 max x 7'9 max (2.97m max x 2.36m max)

With door to rear garden

## FIRST FLOOR

### BEDROOM 1

14'7 max x 9' max (4.45m max x 2.74m max)

### BEDROOM 2

9'5 max x 9'1 max (2.87m max x 2.77m max)

### BEDROOM 3

9'3 max x 5'9 max (2.82m max x 1.75m max)

### BATHROOM

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

### OUTSIDE

The front of the property is paved providing off-street parking plus a shared side drive.

The rear garden is mainly laid to lawn with an area laid with artificial grass, a patio area and a timber shed.

### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

### ROOF

The flat roofs over the main building and kitchen extension were replaced in February 2024 with a 20 year guarantee in place.

### TENURE

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

### COUNCIL TAX BAND

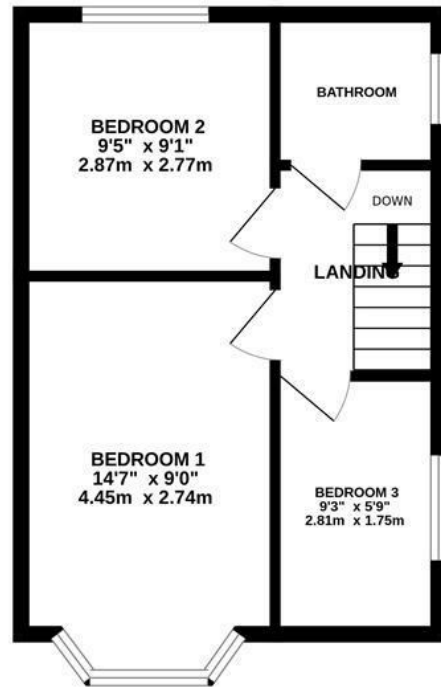
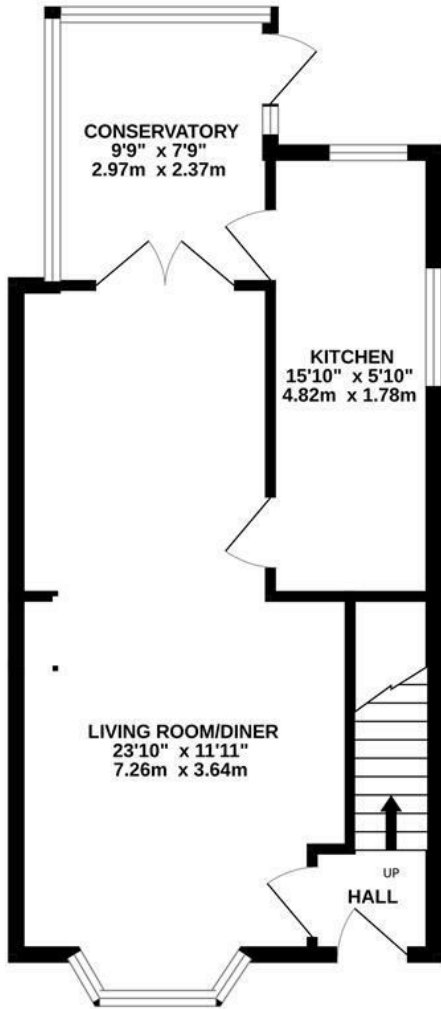
Symonds + Greenham have been informed that this property is in Council Tax Band A.

### 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.

### VIEWINGS

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



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		
(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			
(02 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	