



SYMONDS + GREENHAM

Estate and Letting Agents



64 Sharp Street, Hull, HU5 2AB

£110,000

Nestled in the heart of Sharp Street, this charming mid-terraced house offers a delightful living space for those seeking comfort and convenience. Boasting two reception rooms, two cosy bedrooms, and a well-appointed bathroom, this property is ideal for a first-time buyer looking to settle into a welcoming home.

Recently re-decorated throughout, this house exudes a fresh and modern feel, making it a blank canvas for you to add your personal touch. The modern kitchen is perfect for whipping up delicious meals, while the generous rear garden provides a tranquil outdoor space for relaxation or entertaining guests.

Situated just off Newland Avenue, residents will enjoy easy access to a plethora of local amenities, including supermarkets, restaurants, and cafes, ensuring that everything you need is right at your doorstep. Whether you're looking to make this house your own or considering it as an investment opportunity in a high-demand rental area, this property offers endless possibilities for its next lucky owner.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

11'4 max x 11' max (3.45m max x 3.35m max)

DINING ROOM

14'6 max x 11'2 max (4.42m max x 3.40m max)

with stairs to first floor

KITCHEN

9'10 max x 7'8 max (3.00m max x 2.34m 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, space for fridge-freezer, plumbing for washing machine and French patio doors to rear garden.

FIRST FLOOR

BEDROOM 1

14'7 max x 11' max (4.45m max x 3.35m max)

BEDROOM 2

11'2 max x 8'5 max (3.40m max x 2.57m max)

BATHROOM

With low-level WC, pedestal handbasin, panel bath, shower cubicle with overhead shower, tiles to splashback areas.

OUTSIDE

The rear garden is mainly laid to lawn with a patio area.

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.

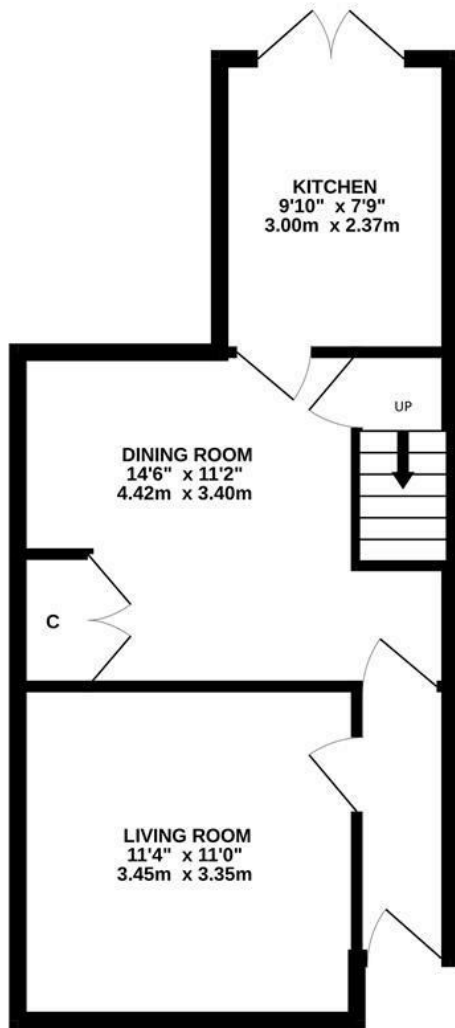
DISCLAIMER

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.

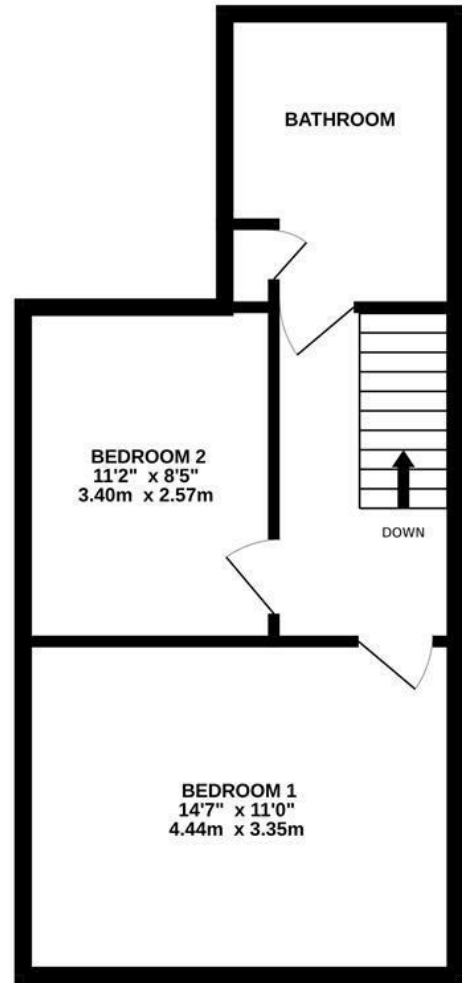
VIEWINGS

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

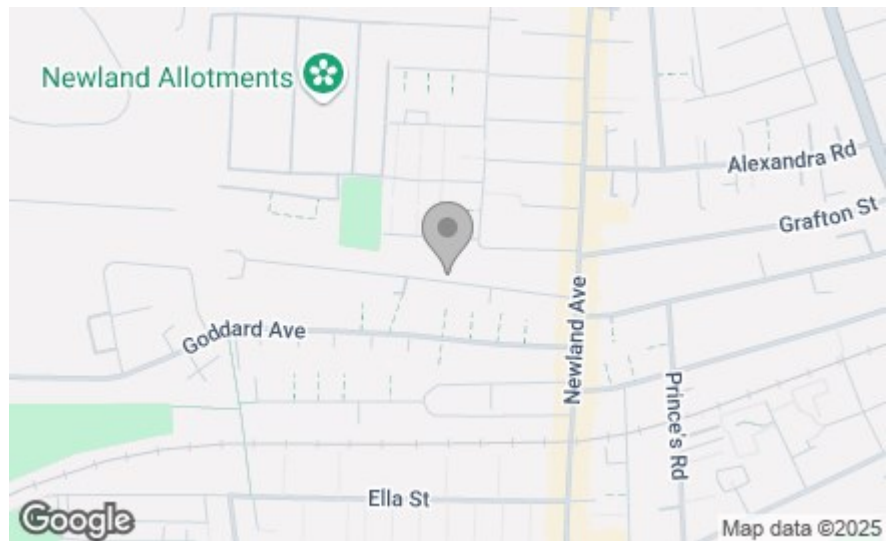
GROUND FLOOR



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			90
(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			
(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	