



SYMONDS + GREENHAM

Estate and Letting Agents



24 Blythorpe, Hull, Yorkshire HU6 9HG **Offers over £125,000**

WOW....A BEAUTIFUL FOUR BEDROOM HOME DECORATED TO AN EXCEPTIONAL STANDARD - PERFECT FOR A LARGE FAMILY!

This mid-terraced home is situated on Orchard Park close to well regarded schools and local amenities with good transport links to Hull city centre and Kingswood retail park which is home to a super-market, a cinema and a range of retail outlets and restaurants. The property would be perfect for a large family as it is ready to move into and offers ample living space. The property has been refurbished and redecorated by its current owners to an exceptional standard and boasts a stunning living room, a beautiful modern kitchen/diner, four well decorated bedrooms, a stylish shower room and a generous rear garden.

DON'T MISS OUT ON THIS GORGEOUS FAMILY HOME...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, under stairs cupboard, storage cupboard, door to kitchen/diner and door to...

LIVING ROOM

16;7 max x 12'1 max (4.88m;2.13m max x 3.68m max)

a spacious living room with gas fire

KITCHEN/DINER

20'1 max x 11'10 max (6.12m max x 3.61m max)

with a range of eye level and base level units with complementing work surfaces, sink and drainer unit, double electric oven, five ring gas hob with over head extractor fan, integrated fridge, integrated freezer, integrated dishwasher, plumbing for washing machine, storage cupboard and door to rear garden

FIRST FLOOR

BEDROOM 1

12'5 max x 11'7 max (3.78m max x 3.53m max)

with fitted wardrobes

BEDROOM 2

11'6 max x 10'2 max (3.51m max x 3.10m max)

BEDROOM 3

12'1 max x 9'4 max (3.68m max x 2.84m max)

with storage cupboard

BEDROOM 4

9'5 max x 7'3 max (2.87m max x 2.21m max)

BATHROOM

tiled throughout with low level WC, vanity hand basin, heated towel rail and panelled bath with overhead shower attachment,

OUTSIDE

The rear garden is brick paved with a raise decking area, a store room, a brick shed and an outside WC.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

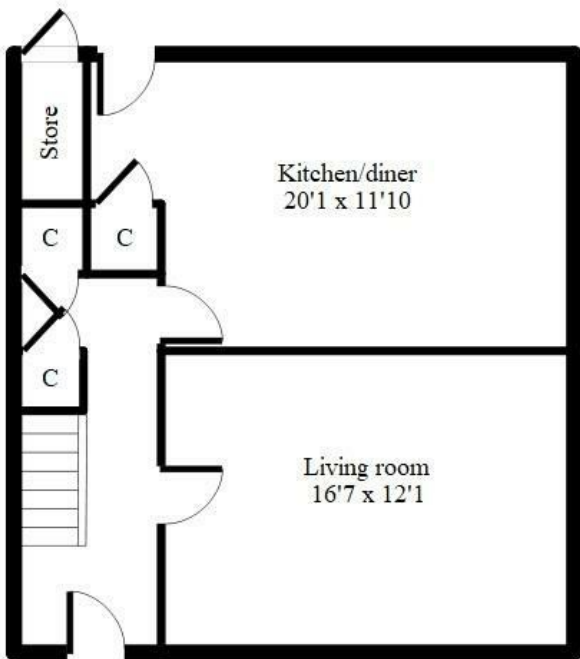
TENURE

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

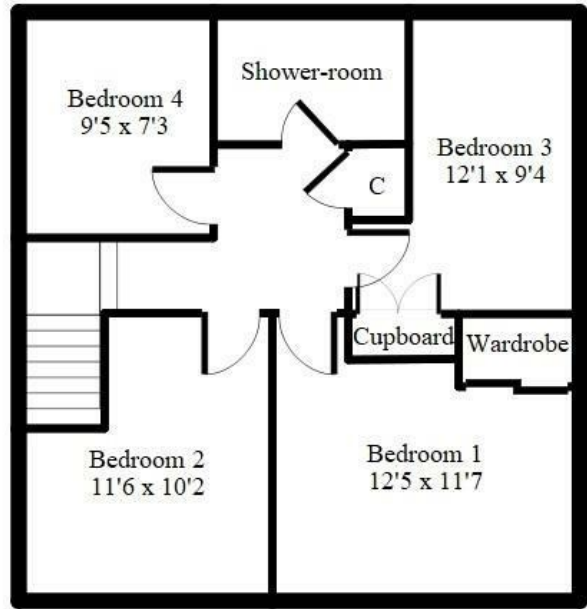
If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A" (change as needed).



Ground floor



First floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) 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		69	80
	EU Directive 2002/91/EC		

