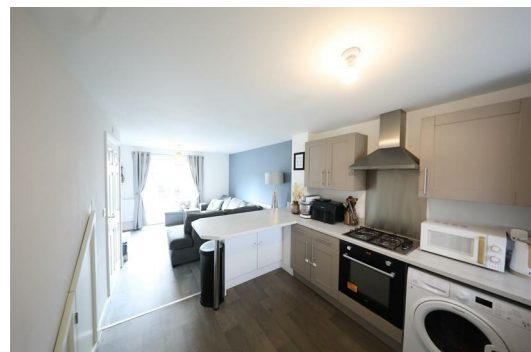
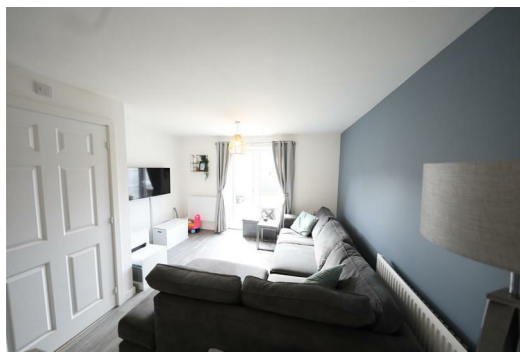




SYMONDS + GREENHAM

Estate and Letting Agents



21 Crane Road, Hull, HU7 3FT **Offers in excess of £140,000**

OUTSTANDING TWO BED END OF TERRACE - MODERN THROUGHOUT - PERFECT FOR FIRST TIME BUYER

Nestled in the heart of the sought-after Kingswood area in Hull, this outstanding two-bedroom end of terrace house on Crane Road is a gem waiting to be discovered. As you step inside, you are greeted by a beautifully designed open plan lounge and kitchen area, perfect for entertaining guests or simply relaxing after a long day. The ground floor also boasts a convenient WC, adding a touch of practicality to this charming home. Venture upstairs to find two cosy bedrooms and a family bathroom, offering comfort and privacy for you and your loved ones. The layout of this property is thoughtfully designed to maximise space and functionality, making it a perfect fit for a small family or professionals looking for a stylish abode. One of the standout features of this property is its prime location. Situated close to shops, supermarkets, a retail park, and an array of bars and restaurants, you'll never be short of options for dining and entertainment. Additionally, the proximity to highly sought-after schools makes this home ideal for families with young children. Outside, the property offers off-street parking for one vehicle, ensuring convenience for those with a car. The rear garden provides a tranquil outdoor space where you can unwind and enjoy some fresh air without having to leave the comfort of your home. Don't miss out on the opportunity to make this charming end of terrace house your own. With its desirable location, modern amenities, and thoughtful layout, this property is sure to capture the hearts of those seeking a comfortable and stylish home in Hull.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

12'4 x 11'11 max (3.76m x 3.63m max)

A brilliant family room with excellent natural light.



KITCHEN

10'6 x 9'2 max (3.20m x 2.79m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated oven with an integrated hob, plumbing for a washing machine and space for a fridge freezer.



WC

With a low level WC and a hand basin.

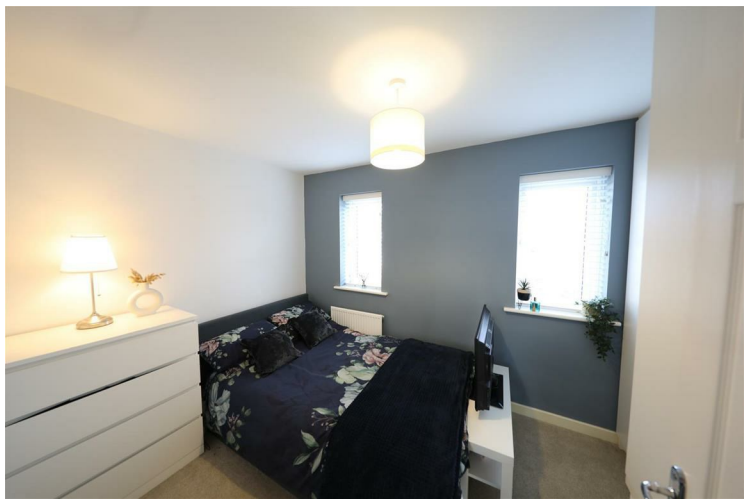


FIRST FLOOR

BEDROOM 1

12'4 x 7'10 max (3.76m x 2.39m max)

A brilliant main bedroom with space for storage.



BEDROOM 2

12'4 x 7'11 max (3.76m x 2.41m max)

Another wonderful bedroom.



BATHROOM

With a low level WC, a hand basin and a panelled bath.



OUTSIDE

The property has off street parking to the front and a rear garden that is paved with a small area of lawn.



PARKING



CENTRAL HEATING

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

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.

COUNCIL TAX

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

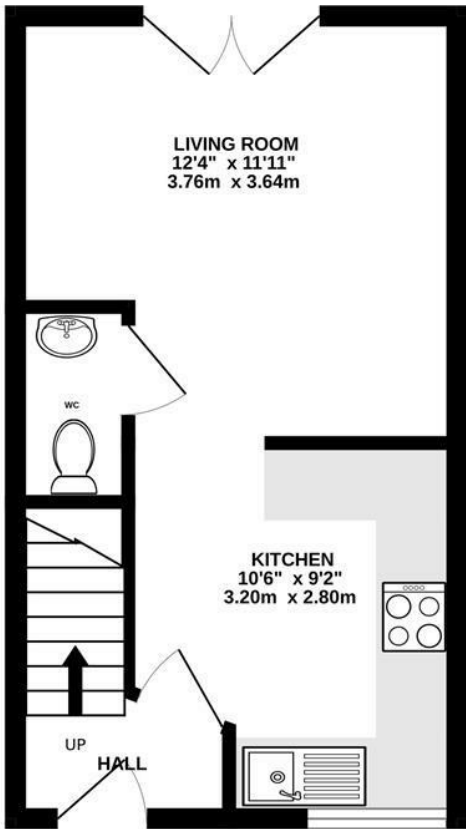
Symonds + Greenham have been informed that this property is Freehold.

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

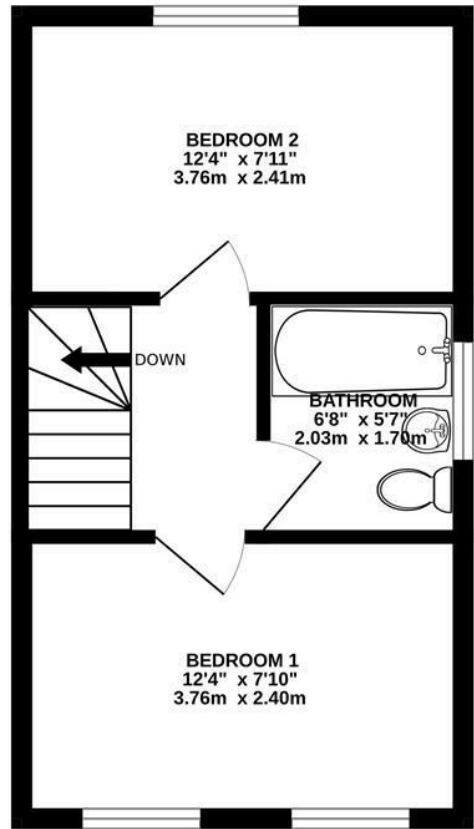
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 559sq.ft. (51.9 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	
(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	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

