



SYMONDS + GREENHAM

Estate and Letting Agents



41 Mons Street, Hull, HU5 3SZ **£170,000**

Welcome to Mons Street, Hull – an enchanting semi-detached home designed to capture your heart!

This beautifully presented property features three inviting bedrooms, converted loft space, a spacious reception room, open plan kitchen/diner, family bathroom and convenient downstairs WC—the ideal setup for comfortable family living.

Upon entering, you'll be welcomed by a tastefully decorated interior, radiating warmth and charm. The highlight of the home is the open-plan kitchen and dining area, a perfect space for family meals or hosting gatherings. The French doors open out onto a meticulously landscaped, south-west facing garden, where you can relax and enjoy the sun throughout the day.

A standout feature of this property is the expansive converted loft, offering versatile space for a home office, playroom, or an extra bedroom—the possibilities are endless!

Practicality meets convenience with off-street parking for up to three vehicles, along with a detached garage for additional storage or parking.

Nestled in a highly desirable area, this home offers a blend of tranquillity and convenience. Whether you're unwinding in the gorgeous garden, hosting family and friends, or enjoying the well-maintained living spaces, this

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor, understairs cloakroom and WC and door to the lounge



CLOAK ROOM/WC

A convenient downstairs toilet with low level WC and pedestal hand basin

LOUNGE

11'0 max x 16'0 max (3.35m max x 4.88m max)

Spacious reception room filled with natural light with feature electric fire and French doors to the kitchen/diner



KITCHEN/DINER

17'5 max x 7'9 max (5.31m max x 2.36m max)

Open plan kitchen diner ideal for entertaining or family time



KITCHEN

A modern kitchen with a range of eye and base level units with

complementing work surfaces, Electric oven, gas hob with overhead extractor fan, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge freezer and French doors to the rear garden



DINER

with French doors to the rear garden



FIRST FLOOR

LANDING

with stairs to the second floor

BEDROOM ONE

10'5 max x 12'9 max (3.18m max x 3.89m max)

An excellent sized double bedroom with fitted wardrobes



BEDROOM TWO

10'5 max x 11'9 max (3.18m max x 3.58m max)

A second good sized double bedroom with fitted wardrobes



BEDROOM THREE

6'10 max x 8'8 max (2.08m max x 2.64m max)



OUTSIDE

The south west facing rear garden is quite the sun trap and an excellent space to relax or entertain guests. It has been expertly landscaped with areas of lawn, patio and raised decking fully equipped with lighting and a pergola.



PARKING

The property benefits from a single brick built garage accessed by the side drive providing off street parking for up to three vehicles

BATHROOM

Family bathroom with low level WC, pedestal hand basin, heated towel rail, panelled bath with overhead shower attachment and tiled from floor to ceiling



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

SECOND FLOOR

CONVERTED LOFT SPACE

With Velux windows and eaves storage

COUNCIL TAX BAND

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

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.

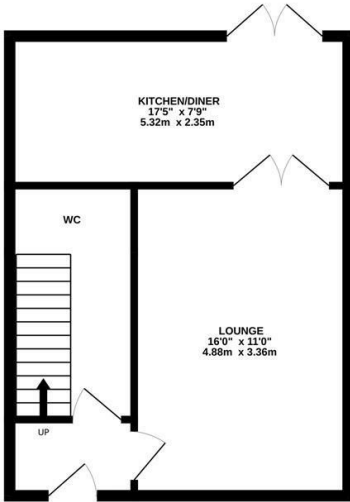
VIEWINGS

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

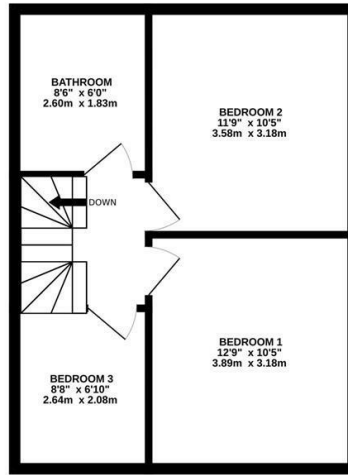
DISCLAIMER

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.

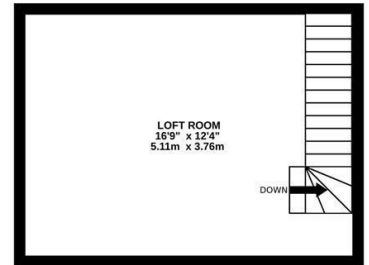
GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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 | |
| (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 | EU Directive 2002/91/EC |

