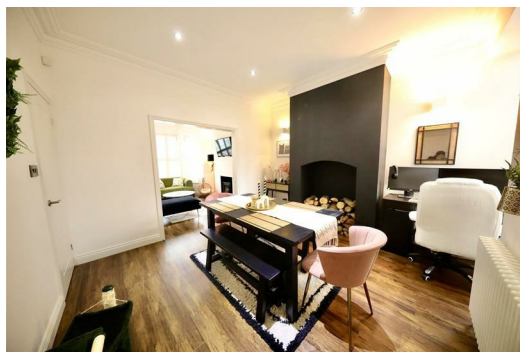




SYMONDS + GREENHAM

Estate and Letting Agents



142 Wharnccliffe Street, Hull, East Yorkshire HU5 3NA Offers in excess of £140,000

STANDOUT DUKERIES HOME - STYLISH AND MODERN THROUGHOUT - END OF TERRACE

Nestled in the heart of Wharnccliffe Street, Hull, this outstanding two-bedroom end of terrace home is a true gem waiting to be discovered. Boasting a stylish lounge, a wonderful dining room, and a modern kitchen, this property offers a perfect blend of comfort and functionality. The upstairs area features two delightful bedrooms and a brilliant bathroom complete with a free-standing bath and a walk-in shower, providing a touch of luxury to your daily routine. Conveniently located close to a variety of amenities including shops, supermarkets, cafes, bars, restaurants, and schools, this home offers the ideal balance between urban convenience and suburban tranquillity. Step outside to find a brilliant courtyard, perfect for enjoying a morning coffee or hosting intimate gatherings with friends and family. Don't miss the opportunity to make this charming end terrace house your own and experience the best of Hull living in style and comfort.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE

11'1 x 11'2 max (3.38m x 3.40m max)

A brilliant family room with lots of natural light.



DINING ROOM

13'1 x 12'2 max (3.99m x 3.71m max)

Another wonderful family room.



KITCHEN

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

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



FIRST FLOOR

BEDROOM 1

15'1 x 11'2 max (4.60m x 3.40m max)

A brilliant main bedroom with plenty of space for storage.



BEDROOM 2

11'1 x 9'1 max (3.38m x 2.77m max)

Another fantastic bedroom.



BATHROOM

With a low level WC, a walk in shower, a free standing bath and a hand basin.



OUTSIDE

The property benefits from a rear courtyard providing outside space.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

TENURE

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

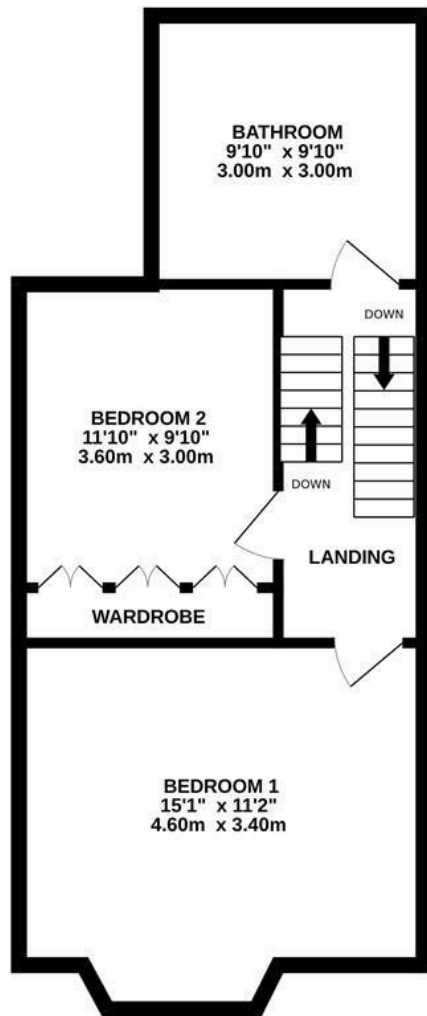
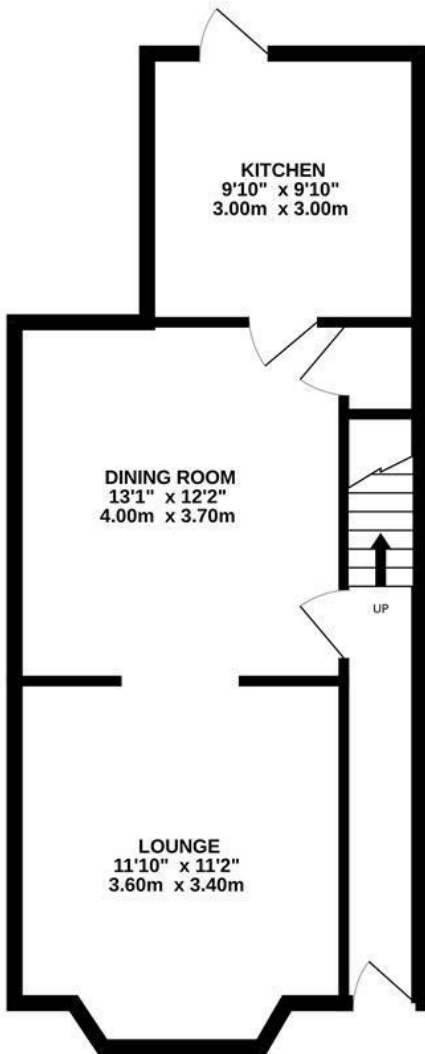
If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX

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

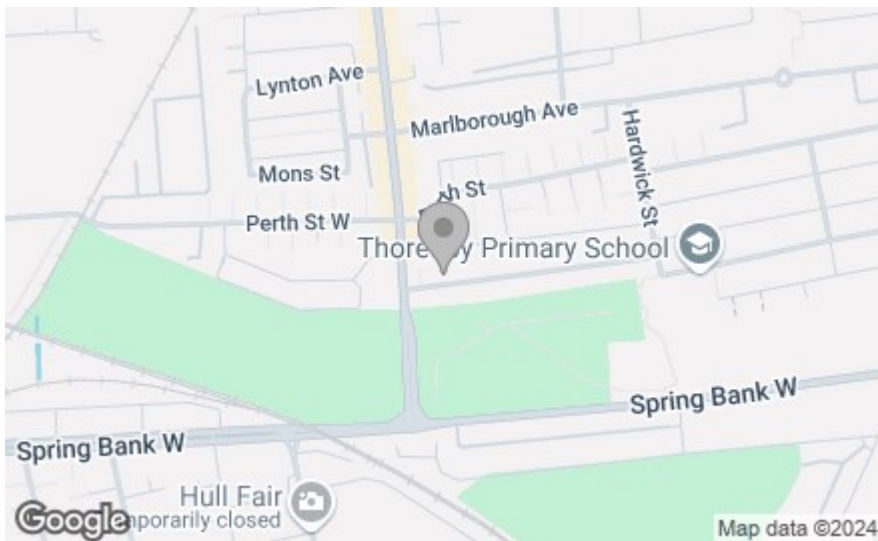
GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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.
Made with Metropix 6/2024



| 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 | |
| (81-81) 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 |