



SYMONDS + GREENHAM

Estate and Letting Agents



24 Louis Drive, Hull, HU5 5PA

Asking price £160,000

GUIDE PRICE £160,000 - £165,000 - BEAUTIFUL THREE BED TERRACED - OPEN PLAN LIVING - EXTENDED KITCHEN - IMMACULATE REAR GARDEN - STYLISHLY PRESENTED THROUGHOUT - CLOSE TO AMENITIES - OFF STREET PARKING

This beautifully presented three bedroom terraced property on Louis Drive is situated in the ever popular HU5 location, offering excellent access to local amenities and transport links. Stylishly designed throughout, this home is perfect for modern living, with an extended kitchen and open plan spaces that create a bright and welcoming atmosphere.

The ground floor comprises an inviting entrance hall, a cosy lounge, and a dining room that seamlessly connects to the extended kitchen, providing an ideal space for entertaining or family meals. There is also a convenient ground floor w/c for added practicality. Upstairs, the property offers three good sized bedrooms and a modern family bathroom, making it perfect for a growing family.

Externally, the immaculate rear garden is beautifully maintained, offering a wonderful space for alfresco living and outdoor relaxation. To the front, a block paved driveway provides off street parking for two vehicles, adding further convenience to this charming home. With its stylish presentation and sought-after location, this property is a must see.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

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

ENTRANCE HALL

with stairs to first floor and door to w/c and...

LOUNGE

12'2 x 10'6 max (3.71m x 3.20m max)

a stylish living room with bay window, adjoining the...

DINING ROOM

16'5 x 9'10 max (5.00m x 3.00m max)

a stylish dining room

KITCHEN

13'9 x 11'10 max (4.19m x 3.61m max)

a fantastic extended kitchen with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with mixer tap and drainer unit, space for Range style oven, space for fridge freezer, plumbing for washing machine and French doors to the rear garden

W/C

with low level w/c and corner sink basin

FIRST FLOOR

LANDING

BEDROOM 1

10'10 x 10'6 max (3.30m x 3.20m max)

a stylish primary bedroom with bay window

BEDROOM 2

11'6 x 10'6 max (3.51m x 3.20m max)

another good sized double bedroom

BEDROOM 3

7'10 x 5'11 max (2.39m x 1.80m max)

BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment

OUTSIDE

a fantastic rear garden mainly laid to lawn with gravelled seating area and paved patio, enclosed by timber fencing

CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

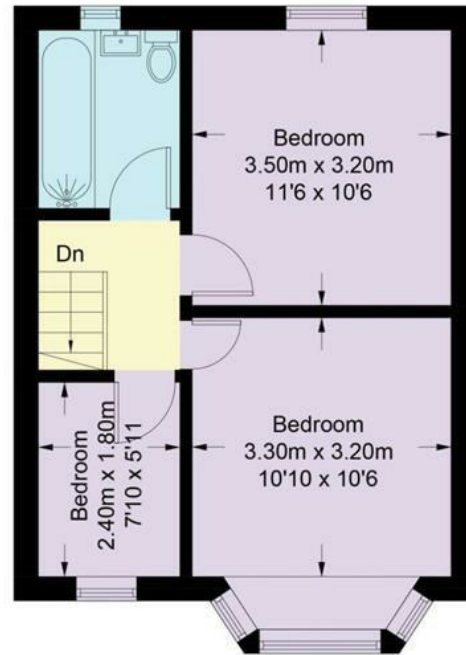
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

