



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 92 Wareham Close, Hull, East Yorkshire HU7 6AY

### £80,000

Nestled in the desirable area of Wareham Close, Bransholme, Hull, this well-proportioned house presents an excellent opportunity for those looking to invest or create their dream home. Priced to reflect the need for refurbishment, this property is perfect for investors, developers, or families eager to put their personal touch on a new residence.

The ground floor boasts a generous living room, ideal for relaxation and entertaining, alongside a spacious kitchen/diner that offers ample space for family meals. Additionally, a convenient downstairs WC enhances the practicality of the layout. Ascending to the first floor, you will find three double bedrooms, providing plenty of room for family or guests, as well as a family bathroom.

Situated off Dorchester Road, this home benefits from its proximity to well-regarded schools, making it an attractive choice for families. Local amenities are easily accessible, ensuring that daily necessities are within reach. Furthermore, residents will enjoy excellent transport links to Hull city centre and Kingswood retail park, which features a supermarket, cinema, and a diverse selection of restaurants and shops to cater to all your needs.

The property also boasts a generous rear garden, perfect for outdoor activities or simply enjoying the fresh air. With no onward chain, this home is ready for its new owners to embark on their refurbishment journey. Don't miss the chance to transform this property into a stunning family home or a lucrative investment.



## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor

### DOWNSTAIRS WC

With low level WC and handbasin

### KITCHEN/DINER

18'4 max x 9'8 max (5.59m max x 2.95m max)

With a range of base level units with complementing work surfaces and a stainless steel sink and drainer unit.



### LIVING ROOM

15'9 max x 10'5 max (4.80m max x 3.18m max)

with door to rear garden



## FIRST FLOOR

### BEDROOM 1

13'4 max x 9'6 max (4.06m max x 2.90m max)

with storage cupboard



### BEDROOM 2

12'7 max x 9'7 max (3.84m max x 2.92m max)



### BEDROOM 3

8'7 max x 6'7 max (2.62m max x 2.01m max)



### BATHROOM

With low-level WC, handbasin, panel bath with overhead shower attachment.

### OUTSIDE

The front of the property has two brick out houses. The rear garden is mainly laid to lawn.



### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

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

### COUNCIL TAX BAND

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

### 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.

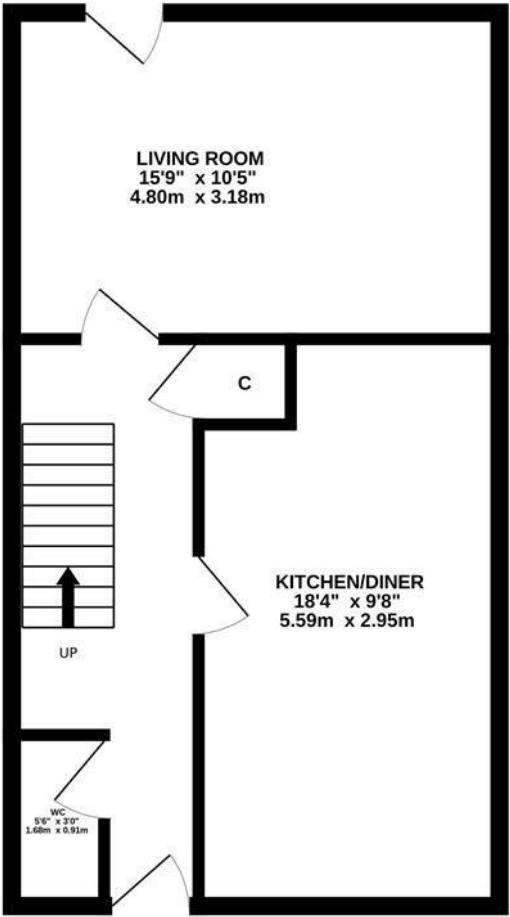
### VIEWINGS

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

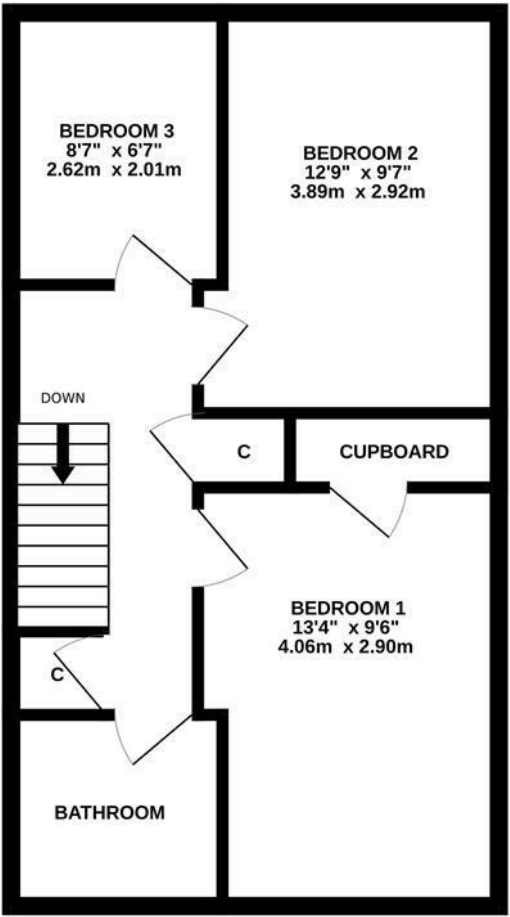
### CONNECTED PERSON DISCLAIMER - IMPORTANT NOTICE

Please note we are required under The Estate Agents Act 1979 and the Provision of Information Regulation's 1991 to point out that the client we are acting for on the sale of this property is a Connected Person as defined by that act.


GROUND FLOOR



1ST FLOOR



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			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	