



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **25 Flemish Crescent, Hull, HU3 5BN**

### **£175,000**

Welcome to this exquisite 3-bedroom semi-detached house located in the delightful Flemish Crescent, Hull. This property is perfectly positioned with excellent transport links to Hull city centre and a variety of local amenities, making it an ideal choice for modern living.

As you enter, you will be greeted by a harmonious blend of contemporary design and comfort. The heart of the home is the stylish kitchen/diner, which is not only functional for daily cooking but also an inviting space for entertaining guests. The bright and airy living room offers a welcoming atmosphere, perfect for relaxation or family gatherings. Each of the three generously sized bedrooms has been thoughtfully designed to provide ample space and comfort, while the contemporary family bathroom adds a touch of luxury to your daily routine.

Outside, the property continues to impress with the convenience of off-street parking, a highly sought-after feature in this vibrant neighbourhood. The private rear garden serves as a tranquil retreat, ideal for enjoying a morning coffee or hosting summer barbecues with friends and family.

This home truly encapsulates the essence of stylish and comfortable living, making it an excellent choice for anyone looking for a modern residence in a convenient location. Seize the opportunity to make this charming house your new home in the heart of Hull.

## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor

### DOWNSTAIRS WC

With low-level WC and pedestal handbasin

### KITCHEN/DINER

*13'7 max x 11'5 max (4.14m max x 3.48m max)*

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, double electric oven, gas hob with overhead extractor fan, integrated fridge/freezer, integrated washing machine and integrated dishwasher.

### LIVING ROOM

*14'8 max x 11'5 max (4.47m max x 3.48m max)*

With under-stairs cupboard and French patio doors to rear garden.

## FIRST FLOOR

### BEDROOM 1

*14'8 max x 9'1 max (4.47m max x 2.77m max)*

With storage cupboard

### BEDROOM 2

*10' max x 7'10 max (3.05m max x 2.39m max)*

### BEDROOM 3

*6'8 max x 6'5 max (2.03m max x 1.96m max)*

### BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower.

### OUTSIDE

Front of the property is mainly laid with gravel with a side drive providing off-street parking for multiple vehicles.

The rear garden is mainly laid to lawn with a timber shed.

### 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/Leasehold.

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

### COUNCIL TAX BAND

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

### DISCLAIMER

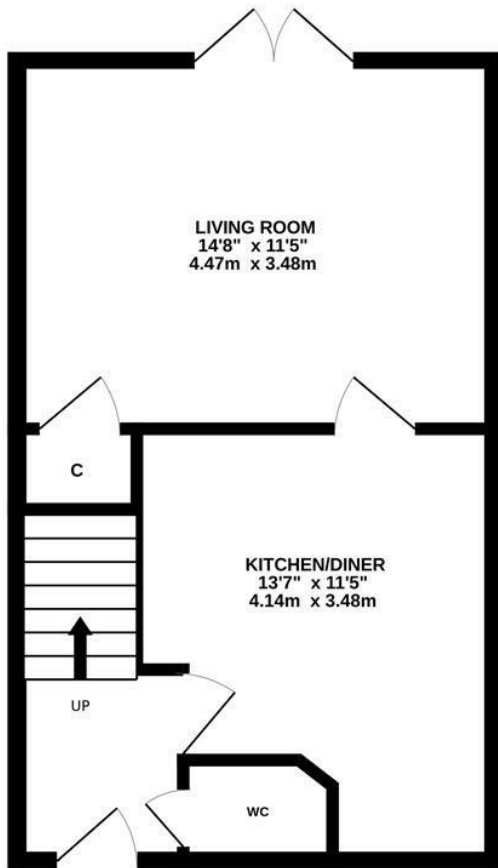
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

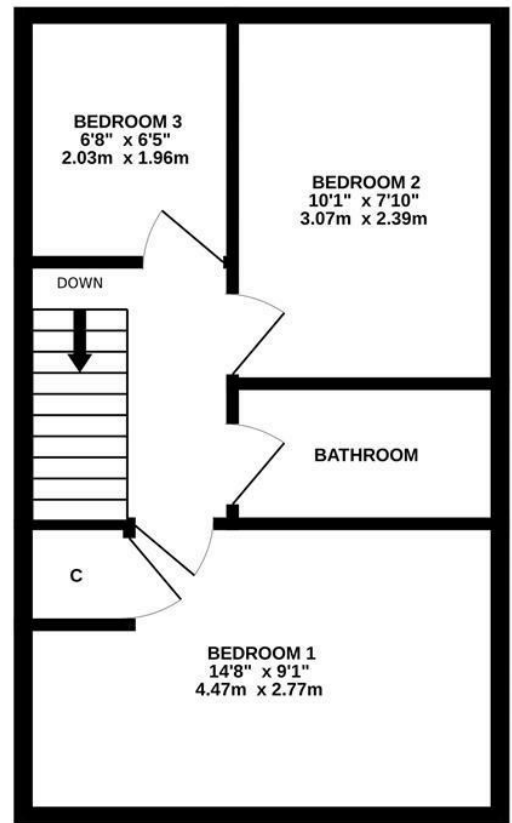
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 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			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</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 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			
(02 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	

