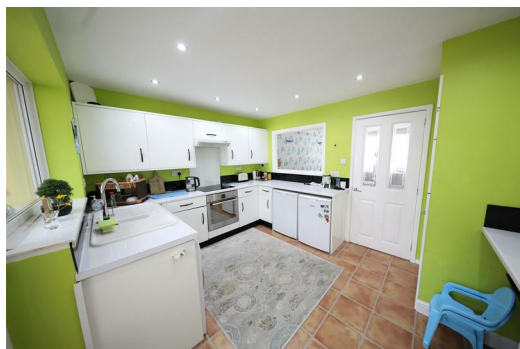




SYMONDS + GREENHAM

Estate and Letting Agents



7 Brackley Close, Hull, HU8 8EF

Offers over £140,000

FANTASTIC TWO BED SEMI - BEAUTIFUL DINING AREA - REAR GARDEN WITH SUMMER HOUSE/SHED - QUIET HU8 LOCATION - CLOSE TO AMENITIES

Located on the peaceful Brackley Close in a quiet HU8 cul de sac, this beautifully presented two bedroom semi detached home is ideal for first time buyers looking for a move in ready property. Situated close to a range of local amenities and offering a stylish interior throughout, this home has been extended to the rear to create additional living space, complete with a striking roof lantern that floods the dining area with natural light.

The accommodation comprises a welcoming , a cosy living room, a spacious and modern kitchen and a bright dining room extension, along with a convenient ground floor w/c. Upstairs, there are two generously sized bedrooms and a well-appointed bathroom, all presented to a high standard.

Externally, the property boasts a low-maintenance rear garden with artificial grass, decking, and a charming summer house—perfect for relaxing or entertaining. A private driveway and car port to the front/side provides off street parking for two vehicles. This is a fantastic opportunity to own a stylish, extended home in a sought after location with nothing to do but move in and enjoy.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

PORCH

with door to...

LOUNGE

13'11 x 13'0 max (4.24m x 3.96m max)

a fantastic living room with electric fire, stairs to first floor, under stairs storage cupboard and door to...

KITCHEN

12'11 x 9'11 max (3.94m x 3.02m max)

a spacious kitchen with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine, space for tumble dryer, space for under counter fridge and freezer and door to...

DINING ROOM

11'7 x 11'5 max (3.53m x 3.48m max)

a fantastic reception room with roof lantern, with French doors to the rear garden and door to the...

REAR LOBBY

with door to the side drive

W/C

with low level w/c and floating sink basin

FIRST FLOOR

LANDING

BEDROOM 1

13'0 x 11'0 max (3.96m x 3.35m max)

a fantastic primary bedroom with fitted wardrobes

BEDROOM 2

12'9 x 7'1 max (3.89m x 2.16m max)

another good sized bedroom

BATHROOM

with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with overhead shower attachment

OUTSIDE

a low maintenance rear garden with decking, artificial grass and shed/summerhouse complete with lighting and power supply, enclosed by garage and timber fencing.

To the front, the property boasts a side drive with car port and small garden laid with artificial grass

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

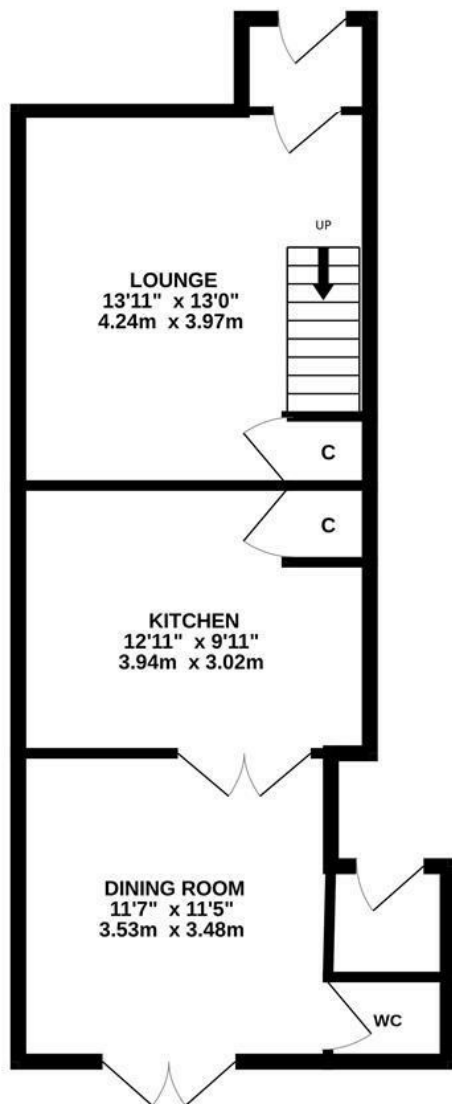
Symonds + Greenham have been informed that this property is Freehold.

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

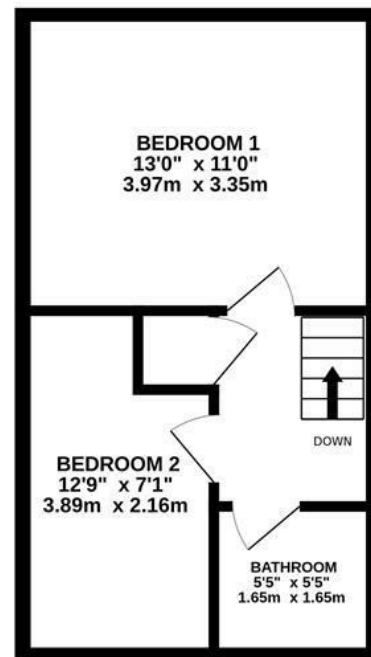
VIEWINGS

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

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

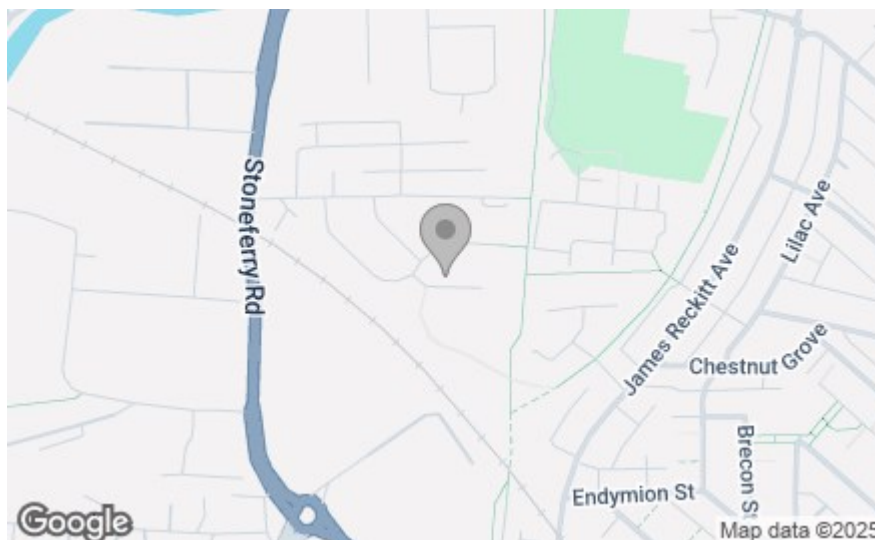


1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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) 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	