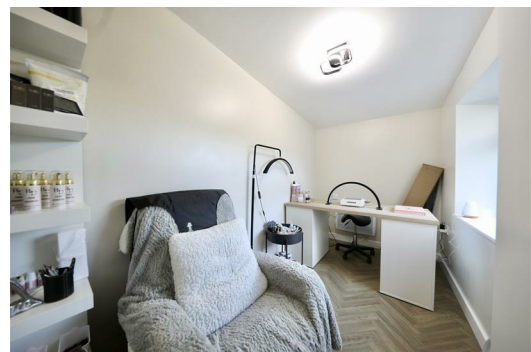




SYMONDS + GREENHAM

Estate and Letting Agents



40 Chadcourt, Hull, HU6 8BA

£95,000

Nestled in the charming area of Chadcourt, this delightful end terrace house presents an excellent opportunity for both first-time buyers and savvy investors, given the high rental demand in the locality. The property is conveniently located just off Endyke Lane, ensuring easy access to well-regarded schools and a variety of local amenities. Additionally, it is a mere short drive from Kingswood Retail Park, which boasts a supermarket, a cinema, and an array of retail outlets and restaurants, making it an ideal spot for modern living.

The generous hallway, currently utilised as a beauty room, offers versatility and could easily be transformed into a home office, catering to the needs of today's lifestyle. The generous lounge/diner and the modern kitchen with breakfast area off, complete the ground floor. This first floor features two spacious double bedrooms, providing ample space for relaxation and rest as well as the stylish family bathroom.

Furthermore, the property includes a garage, ensuring off-street parking for your convenience. This end terrace home not only offers comfort and practicality but also the potential for a rewarding investment in a thriving community. With its appealing location and thoughtful layout, this property is a must-see for anyone looking to make their mark in the housing market.

GROUND FLOOR

BREAKFAST AREA

7'11 max x 5'1 max (2.41m max x 1.55m max)

KITCHEN

12'9 max x 7'6 max (3.89m max x 2.29m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, electric cooker, gas hob, space for fridge-freezer, plumbing for washing machine, plumbing for dishwasher.

LOUNGE/DINER

20'10 max x 9'11 max (6.35m max x 3.02m max)

with gas fire

INTERNAL HALL

with stairs to first floor

HALLWAY/OFFICE

10'6 max x 5'3 max (3.20m max x 1.60m max)

currently used as a beauty room, with door to rear garden.

FIRST FLOOR

BEDROOM 1

16'7 max x 8'5 max (5.05m max x 2.57m max)

with storage cupboard

BEDROOM 2

12' max x 9'5 max (3.66m max x 2.87m max)

BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, heated towel rail, floor to ceiling tiles.

OUTSIDE

The front of the property is mainly laid with gravel.

The rear garden is mainly paved with an area laid with artificial grass and a garage with vehicular access via the rear.

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.

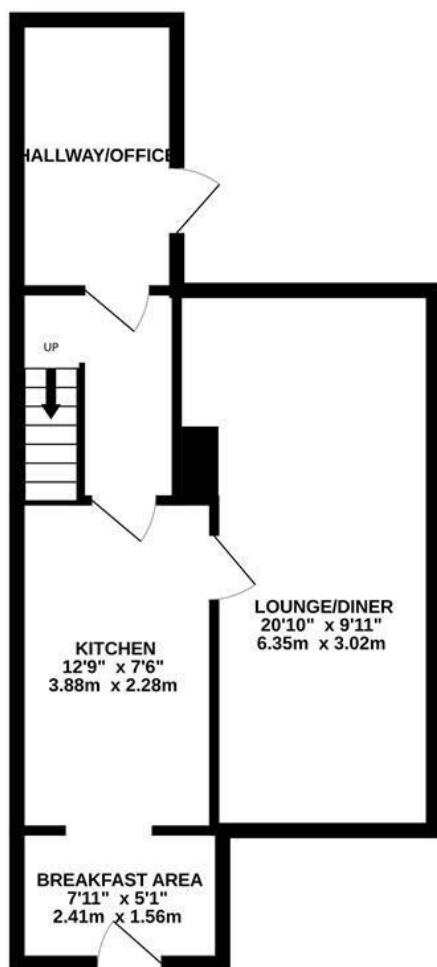
DISCLAIMER

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.

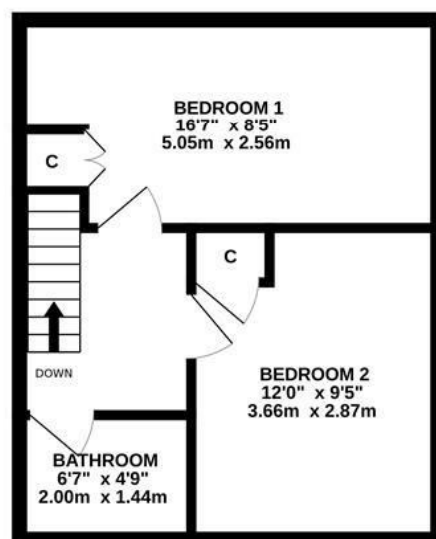
VIEWINGS

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

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



40 CHADCOURT, HULL

TOTAL FLOOR AREA : 761 sq.ft. (70.7 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
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	67
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	
(81-91) A	81
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
Not environmentally friendly - higher CO ₂ emissions	67
England & Wales	
EU Directive 2002/91/EC	

