



SYMONDS + GREENHAM

Estate and Letting Agents



111 Westcott Street, Hull, East Yorkshire HU8 8LZ

£165,000

This stylish and spacious three-bedroom mid-terraced home is perfect for first-time buyers or young families. Ideally positioned just off Holderness Road, it's close to well-regarded schools, local amenities, and excellent transport links to Hull city centre. Mount Pleasant Retail Park is also nearby, offering a supermarket, gym, and a variety of shops.

The property has been beautifully updated by the current owners and is presented to a superb standard throughout. The ground floor boasts a bright and airy open-plan layout, with a modern kitchen/diner filled with natural light and a generous living space ideal for relaxing or entertaining.

Upstairs, there are three well-proportioned bedrooms, a spacious landing, and a tastefully designed bathroom suite, making the home as practical as it is attractive.

Offering both style and comfort in a convenient location, this home is ready to move straight into. Early viewing is highly recommended to appreciate the quality on offer.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

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

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

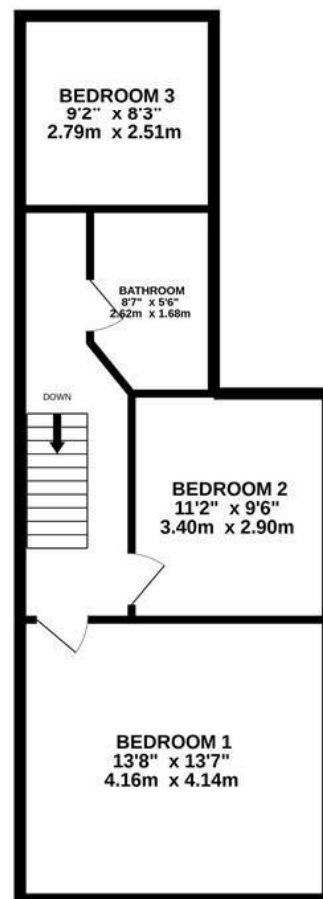
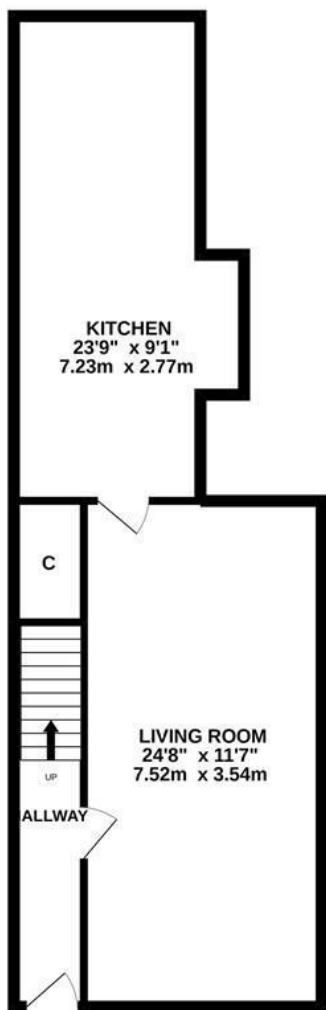
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	
(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			
(92 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	

