



SYMONDS + GREENHAM

Estate and Letting Agents



88 Inglemire Avenue, Hull, HU6 7TG

£210,000

SENSATIONAL THREE BED MID TERRACED - BEAUTIFULLY PRESENTED THROUGHOUT - POPULAR HU6 RESIDENTIAL LOCATION - CLOSE TO EXCELLENT SCHOOLS AND AMENITIES - CONVERTED LOFT SPACE - OPEN PLAN KITCHEN DINING AREA - BEAUTIFUL REAR GARDEN - GARAGE

This fantastic mid terraced property is tucked away on Inglemire Avenue, a highly sought after residential spot in HU6. Perfectly positioned just a stone's throw from excellent schools, the university and a wide range of local amenities, it also benefits from superb transport links into Hull city centre, Kingswood and Beverley. Stylishly and immaculately presented throughout, this home is truly move in ready and would make the ideal family home. The accommodation briefly comprises: a welcoming entrance hall, a bright living room with bay window, a ground floor w/c and a fantastic open plan kitchen dining area with skylights that flood the space with natural light. A lovely conservatory completes the ground floor, offering a versatile second reception space. To the first floor are three fabulous bedrooms and a modern family bathroom, with the additional benefit of a spacious loft area (not to building regs) offering plenty of storage or hobby space.

Externally, the property boasts a delightful rear garden set over two levels, beautifully maintained and wonderfully secluded – perfect for relaxing or entertaining. A garage is located to the rear of the property. This is a superb opportunity to secure a stylish, spacious family home in one of HU6's most desirable locations.

BOOK YOUR VIEWING NOW!

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.

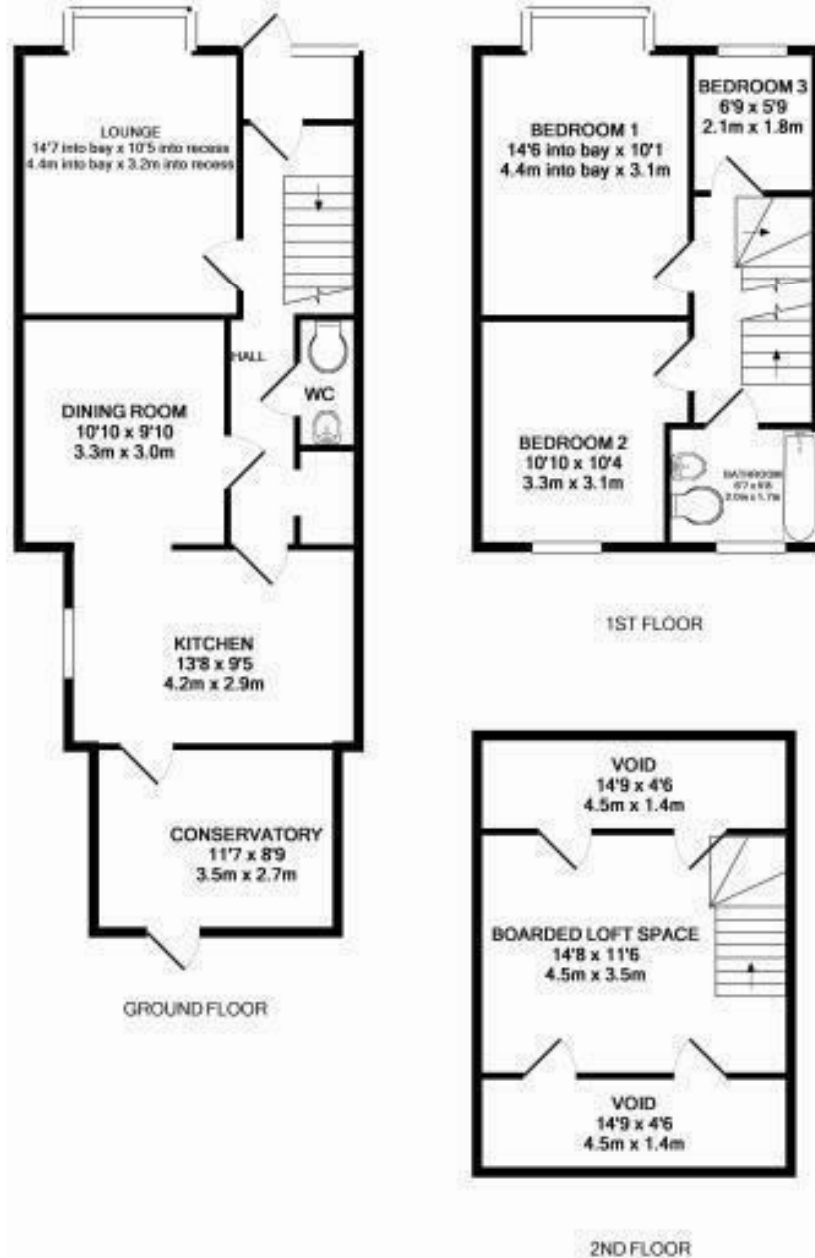
TENURE

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.

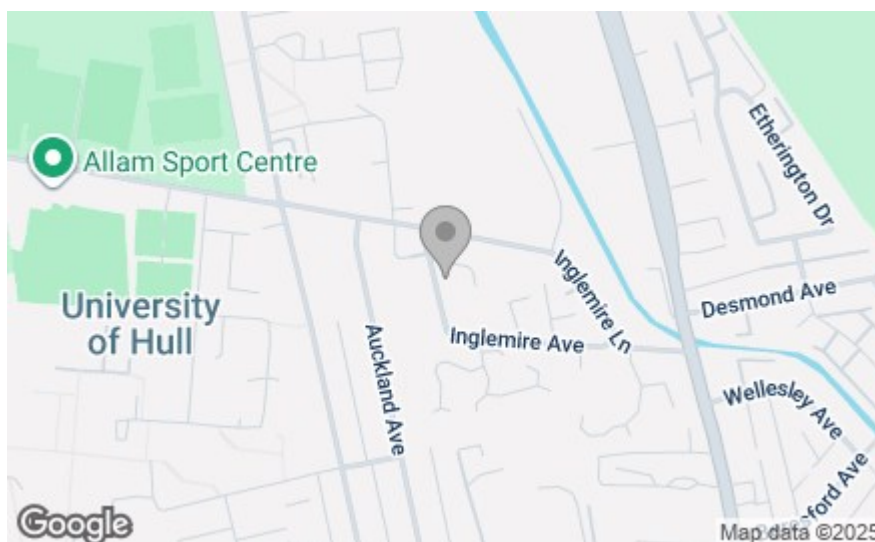


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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	



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