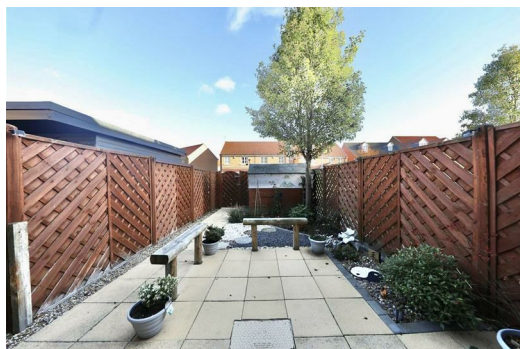




SYMONDS + GREENHAM

Estate and Letting Agents



72 Pools Brook Park, Hull, East Yorkshire HU7 3GE

£150,000

FANTASTIC TWO BED TERRACED - CENTRAL HU7 LOCATION - WELL PRESENTED THROUGHOUT - OFF STREET PARKING - IDEAL FOR FIRST TIME BUYERS - TWO GOOD SIZED BEDROOMS

Symonds and Greenham are delighted to bring to the market this fantastic two bedroom home, located on the ever popular Pools Brook Park. The property is ideally positioned close to a wide range of local amenities including the retail park, supermarkets, cafés, bars and restaurants, as well as highly regarded schools — making it perfect for first time buyers, small families or investors.

The accommodation is beautifully presented throughout and offers excellent living space. The ground floor features a welcoming lounge, a modern fitted kitchen, and a convenient downstairs WC. To the first floor are two generous bedrooms and a stylish family bathroom.

Outside, the property boasts a low maintenance rear garden, laid mainly to lawn with a pathway leading to a rear gate with an allocated parking space — ideal for enjoying the sunshine with minimal upkeep. This lovely home is ready to move straight into and offers comfortable, modern living in a fantastic location.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

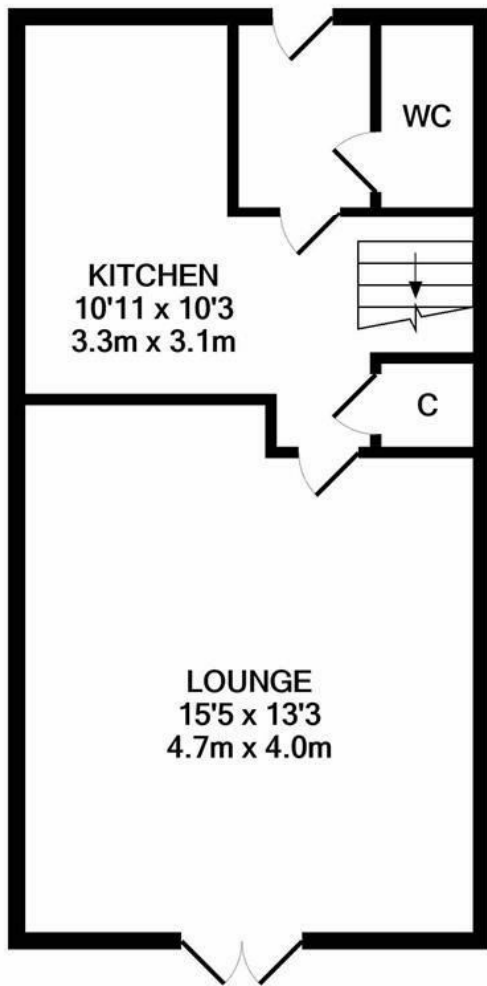
COUNCIL TAX BAND

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

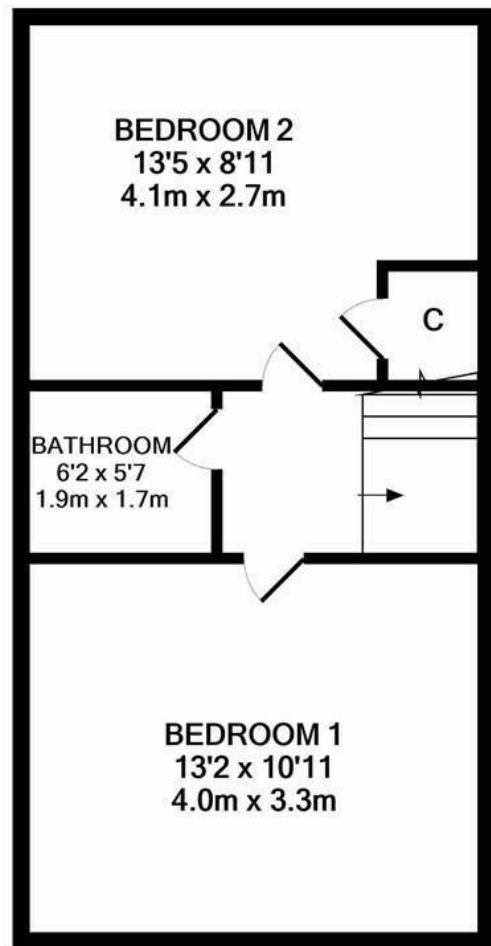
TENURE

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.



GROUND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 SQ.M.)

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			91
(81-91) B			
(69-80) C		77	
(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			
(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	

