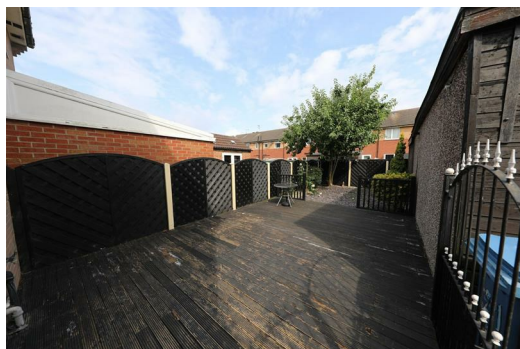




SYMONDS + GREENHAM

Estate and Letting Agents



21 Bibury Close, Hull, HU8 8HQ

Offers over £125,000

LOVELY TWO BED SEMI DETACHED - POPULAR HU8 LOCATION - GARAGE AND OFF STREET PARKING - WELL PRESENTED THROUGHOUT - IDEAL FOR FIRST TIME BUYERS AND INVESTORS

Symonds and Greenham are delighted to present this charming two bedroom semi detached property on Bibury Close. Nestled in a quiet residential location, this sought after spot offers tranquility and convenience in equal measure.

The property features a welcoming living room and a well appointed kitchen on the ground floor, providing a comfortable and functional living space. Upstairs, you will find two generously sized double bedrooms and a family bathroom, offering ample space for relaxation and daily living. Additionally, a converted loft space (not to regs) on the second floor adds versatility, perfect for additional storage.

Externally, the property boasts a low maintenance rear garden, ideal for outdoor enjoyment without the hassle of extensive upkeep. The excellent sized garage and side drive provide ample parking and storage solutions, enhancing the property's practicality.

This delightful home on Bibury Close is perfect for those seeking a peaceful and well connected residential location. Contact Symonds and Greenham today to arrange a viewing and discover the charm and potential this property has to offer.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

LIVING ROOM

14'11 x 13'10 max (4.55m x 4.22m max)

a spacious living room with focal fireplace and stairs to first floor

KITCHEN

13'10 x 9'9 max (4.22m x 2.97m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, space for fridge freezer and space for washing machine, with door to the rear garden

FIRST FLOOR

LANDING

BEDROOM 1

10'8 x 10'10 max (3.25m x 3.30m max)

a spacious primary bedroom with fitted wardrobes

BEDROOM 2

10'0 x 7'3 max (3.05m x 2.21m max)

another double bedroom with fitted wardrobes

BATHROOM

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

SECOND FLOOR

LOFT SPACE

13'3 x 11'8 max (4.04m x 3.56m max)

a spacious loft room (not to regs) that can be used for a variety of functions

OUTSIDE

To the rear, the property benefits from a good sized garden with decking, slate chippings and gravel with tree border, enclosed by garage and timber fencing, with side gate providing access to the drive.

To the front, the property boasts a lawned garden with side drive, providing off street parking.



GARAGE

A double garage

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. Please note, this property has had structural repairs to the loft and roof within the last 6 months.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

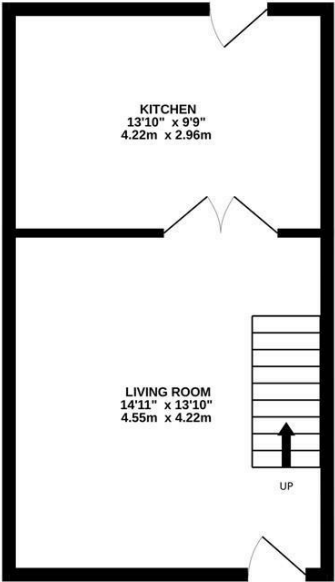
Symonds + Greenham have been informed that this property is Freehold.

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

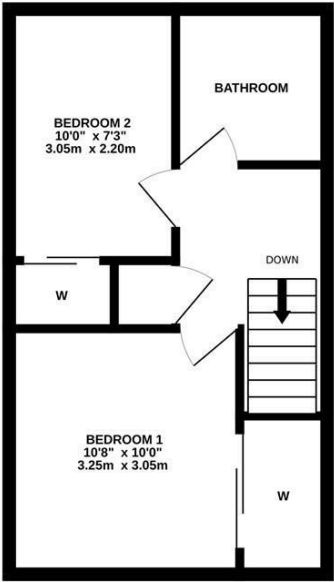
VIEWINGS

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

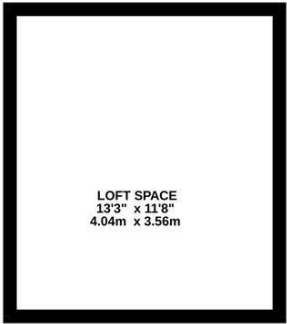
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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