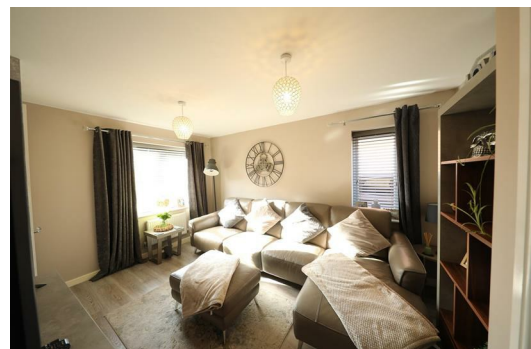




SYMONDS + GREENHAM

Estate and Letting Agents



26 Finchley Close, Hull, HU8 0AN

£170,000

FANTASTIC TWO BED SEMI - STYLISHLY PRESENTED THROUGHOUT - MODERN KITCHEN AND BATHROOM - SUPERB REAR GARDEN WITH BAR/SUMMER HOUSE - OFF STREET PARKING - CLOSE TO SUTTON VILLAGE - QUIET, RESIDENTIAL LOCATION

Beautifully presented two bedroom semi detached home on Finchley Close, nestled in a quiet residential cul-de-sac just off Saltshouse Road. The property enjoys a highly convenient location close to Sutton village with its range of local shops, cafes, and amenities and within easy reach of Holderness Road and excellent transport links. This home has been stylishly decorated throughout, making it an ideal choice for first time buyers or couples looking for something ready to move straight into.

The accommodation briefly comprises an inviting entrance hall, a bright and spacious living room with a modern finish, a convenient downstairs WC and a contemporary open plan kitchen diner with ample storage and worktop space. French doors open onto the rear garden, flooding the space with natural light.

To the first floor are two generously sized bedrooms, including a lovely main bedroom and a second double bedroom with fitted wardrobes offering great storage. The family bathroom is well appointed with a modern suite, providing a fresh, clean finish.

Externally, the property boasts a fantastic rear garden with gravel and a decked seating area, and a superb summer house/bar — ideal for relaxing or socialising in the warmer months. A side drive provides ample off street parking, and there's also a neat, low maintenance front garden adding to the home's kerb appeal.

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

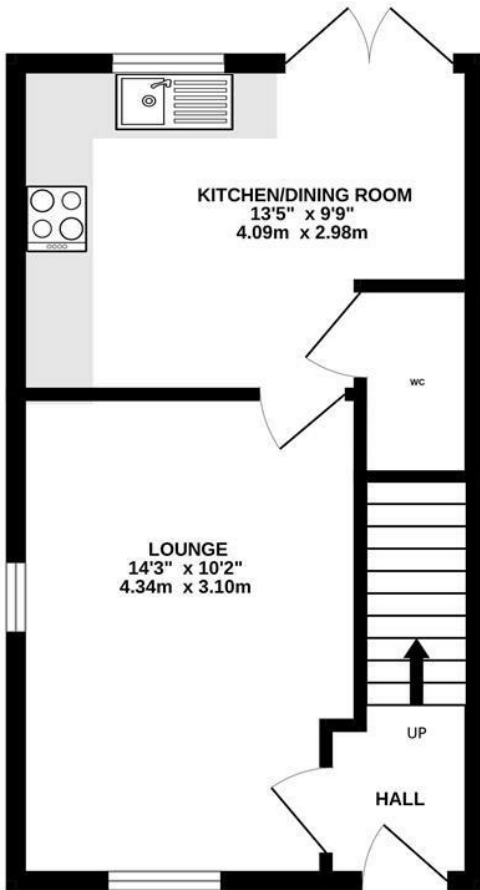
Symonds + Greenham have been informed that this property is Freehold.

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

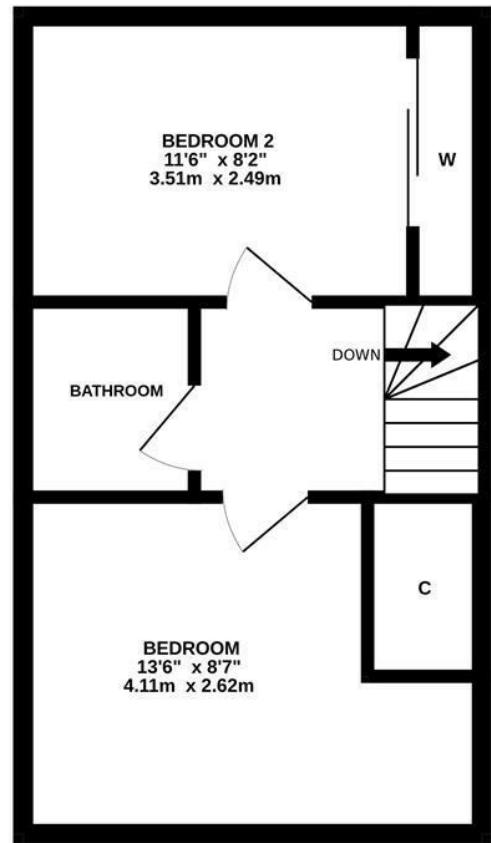
VIEWINGS

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

GROUND FLOOR

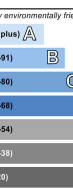


1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	83	
(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		97
(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 

