



SYMONDS + GREENHAM

Estate and Letting Agents



7 Grammar School Road, Hull, East Yorkshire HU5 4NU

£165,000

CHARMING THREE-BED MID-TERRACE HOME - SOUGHT-AFTER GRAMMAR SCHOOL ROAD LOCATION - TWO SPACIOUS RECEPTION ROOMS - LARGE REAR GARDEN - GARAGE WITH OFF-STREET PARKING - CLOSE TO SCHOOLS, AMENITIES & TRANSPORT LINKS - WELL-MAINTAINED WITH POTENTIAL TO MODERNISE

Nestled on the desirable Grammar School Road in Hull, this charming mid-terraced house presents an excellent opportunity for families and first-time buyers alike. The property is ideally located near well-regarded schools and local amenities, with convenient transport links to Hull city centre and the picturesque village of Cottingham.

Upon entering, you are welcomed into a spacious porch leading to an inviting entrance hall. The ground floor features two generous reception rooms, perfect for family gatherings or entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits. Upstairs, you will find two double bedrooms and a single third bedroom, offering ample accommodation for a growing family or guests. The property also includes a well equipped bathroom for added convenience.

One of the standout features of this home is the generous rear garden, which provides a delightful outdoor space for children to play or for hosting summer barbecues. Additionally, the garage at the rear offers valuable off-street parking, a rare find in such a sought-after location.

While the property requires some modernisation in certain areas, it has been well cared for by its current owners, making it a blank canvas for you to add your personal touch. This home truly embodies the essence of family living in a popular neighbourhood, and it is not to be missed.

OUTSIDE

The front garden is mainly laid with gravel.

The rear garden is mainly laid to lawn with a paved patio area and a garage with vehicular access by the rear ten-foot.

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.

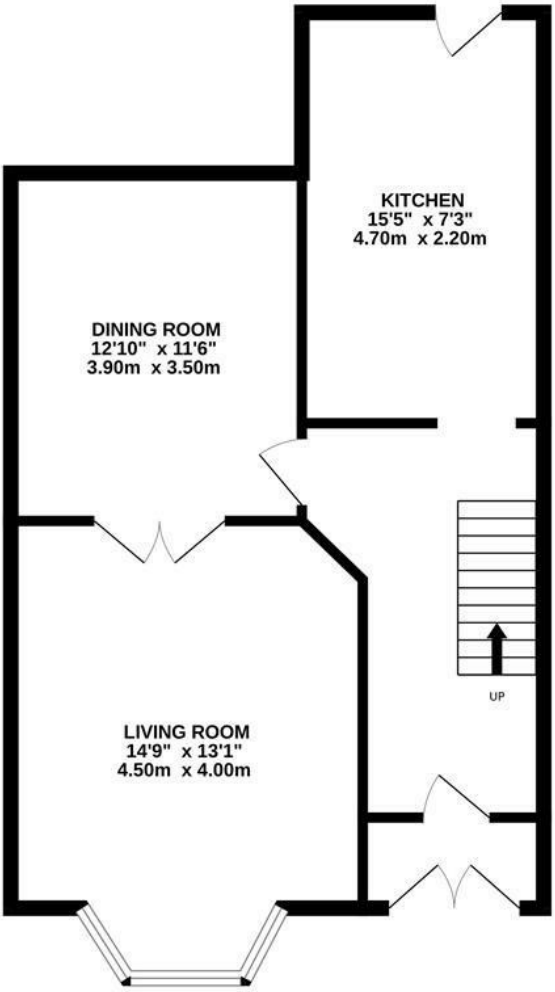
TENURE

Symonds + Greenham have been informed that this property is Freehold

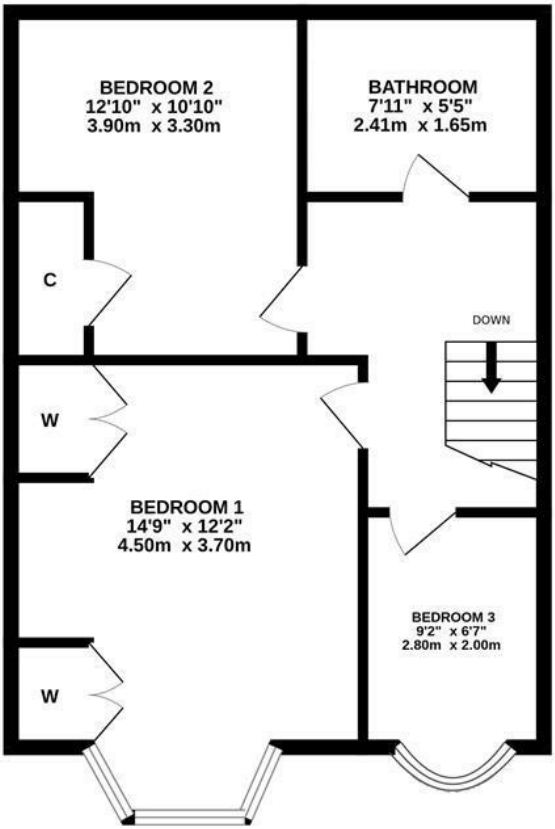
COUNCIL TAX BAND

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

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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	

