



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 6 Spring Grove, Hull, HU3 1JZ

### £185,000

THREE BED LINK DETACHED , PRIVATE CUL-DE-SAC, GARAGE AND DRIVE, HU3 LOCATION.

Nestled in the tranquil setting of Spring Grove, Hull, this charming link detached house offers a perfect blend of comfort and convenience. Situated in a private cul-de-sac, the property boasts a peaceful atmosphere, ideal for families or those seeking a serene living environment.

Upon entering, you are welcomed by an entrance hall , a W.C then into the spacious large lounge/diner, providing an excellent space for both relaxation and entertaining. The well-designed layout ensures that natural light floods the room, creating a warm and inviting ambiance, and a well equipped kitchen.

The property features three bedrooms, each offering ample space for personalisation and comfort.

The first floor family bathroom is well-appointed, catering to the needs of modern living. Additionally, the house includes two reception rooms, allowing for versatile use of space, whether it be for a home office, playroom, or additional living area.

#### 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 "C".

#### 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

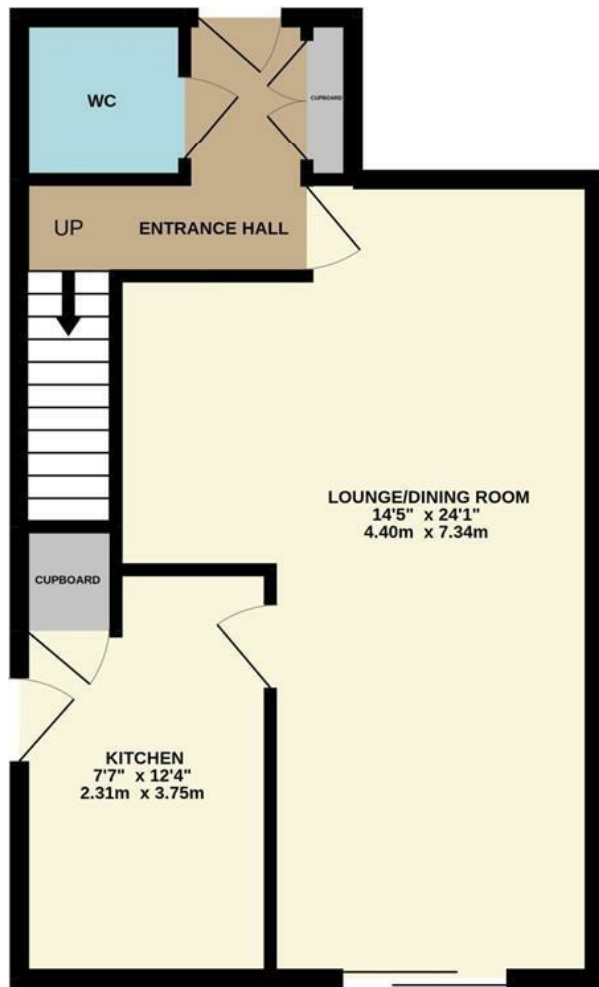
Symonds + Greenham have been informed that this property is Freehold.

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

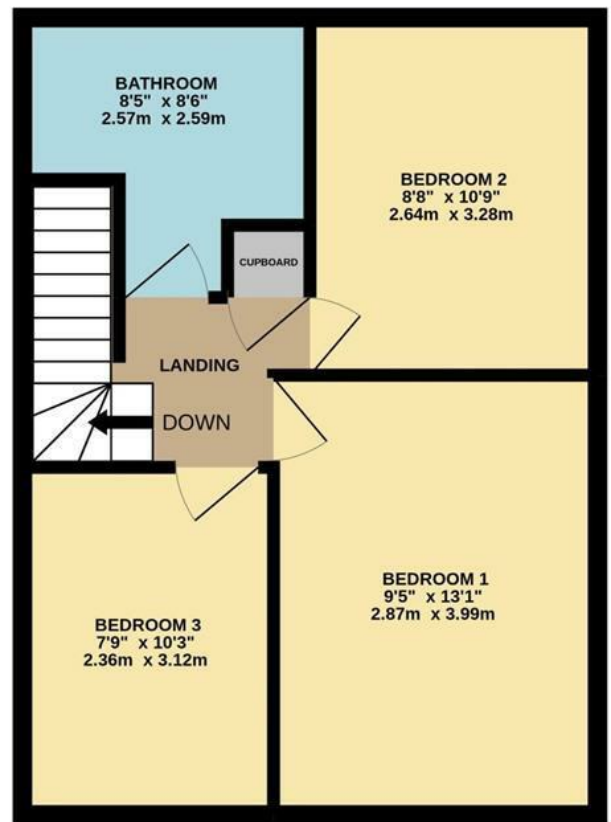
#### VIEWINGS

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

GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	<b>70</b>
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

