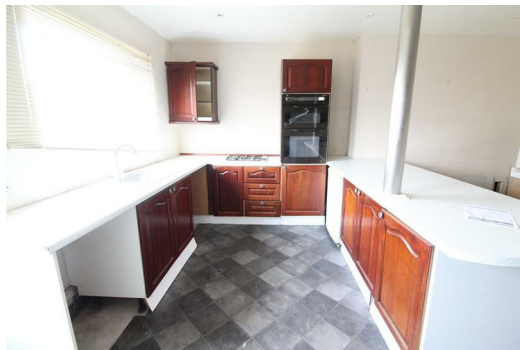




SYMONDS + GREENHAM

Estate and Letting Agents



55 Kathleen Road, Hull, East Yorkshire HU8 8EB

£55,000

17th July 2019.

55 Kathleen Road, Hull, East Riding of Yorkshire, HU8 8EB.

We advise that an offer has been made for the above property in the sum of £60,000.

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Symonds & Greenham, 412 Cottingham Road, HU6 8QE
Tel: 01482 444 200

PERFECT INVESTMENT - NO CHAIN INVOLVED - TWO DOUBLE BEDROOMS

GROUND FLOOR

LIVING ROOM

13'10 max x 20'10 max (4.22m max x 6.35m max)
with stairs to first floor and door to...



BEDROOM 2

13'11 max x 9'11 max (4.24m max x 3.02m max)

KITCHEN

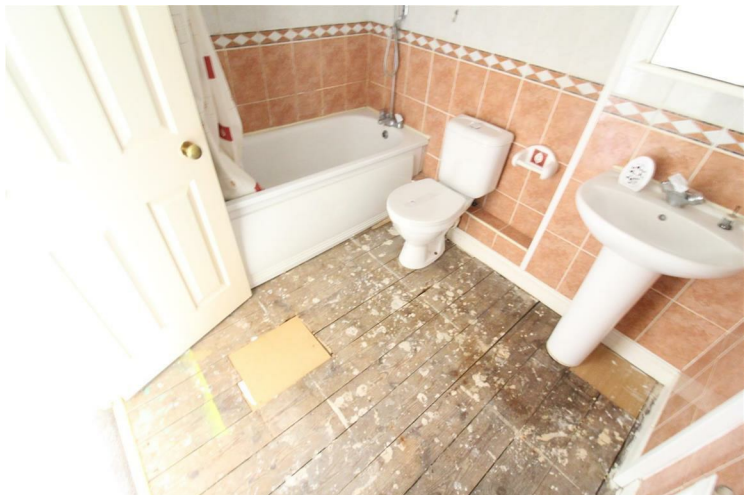
13'10 max x 16'1 (4.22m max x 4.90m)
with a range of eye level and base level units with complementing work surfaces, electric oven, gas hobs, space for fridge-freezer, plumbing for washing machine, spotlights, breakfast bar and door to...



BATHROOM

with low level WC, pedestal hand basin and panelled bath with overhead shower attachment

REAR GARDEN



FIRST FLOOR

BEDROOM 1

14'5 max x 16'2 max (4.39m max x 4.93m max)

CENTRAL HEATING

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

DOUBLE GLAZING

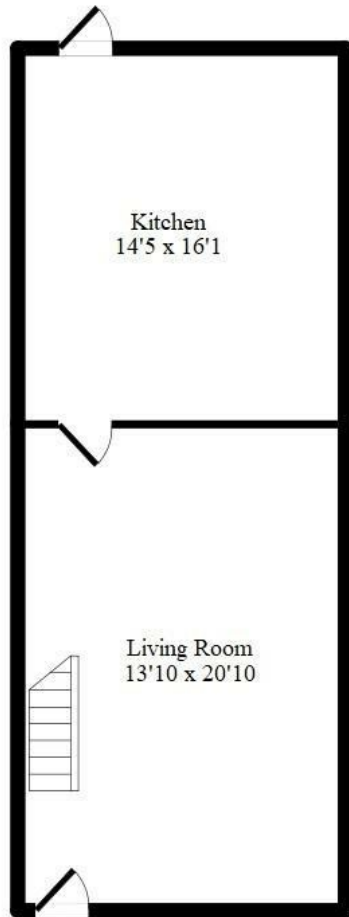
The property has the benefit of double glazing.

VIEWINGS

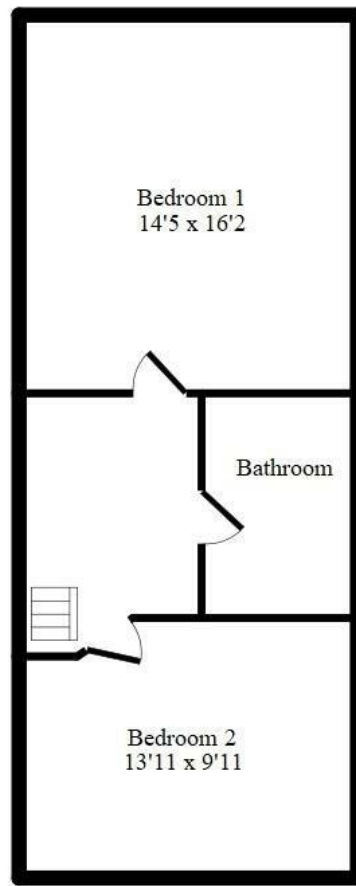
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			<div><div></div><div>82</div></div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		<div><div></div><div>59</div></div>	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
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	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	52
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

