



SYMONDS + GREENHAM

Estate and Letting Agents



8 Elm Street, Hull, HU5 2QH

£120,000

Welcome to this deceptively spacious two bedroom semi detached home on Elm Street, tucked away within a quiet residential setting and perfectly placed for easy access to local amenities. Beautifully presented throughout, this inviting property offers generous proportions, a modern and stylish finish and an abundance of storage, all complemented by the added bonus of owned solar panels for improved energy efficiency.

The accommodation begins with a welcoming entrance hall leading into a stylish living room, providing a comfortable and relaxing space to unwind. To the rear, the spacious kitchen diner forms the heart of the home, offering plenty of room for both cooking and dining, making it ideal for entertaining or family life. Upstairs are two impressive double bedrooms, a contemporary family bathroom finished to a high standard, and a spacious landing with built-in storage cupboards, ensuring excellent practicality.

Outside, the property occupies a lovely plot with a low maintenance rear garden that is quite the sun trap, perfect for enjoying warmer days. A front driveway provides convenient off street parking, while the superb lean-to offers a fantastic extension of the living space, complete with power supply and outdoor tap, ideal for hobbies, entertaining or additional storage. This is a well balanced home that combines space, style and comfort in a peaceful yet well connected location.

BOOK YOUR VIEWING NOW!

This property is Freehold.

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 A.

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

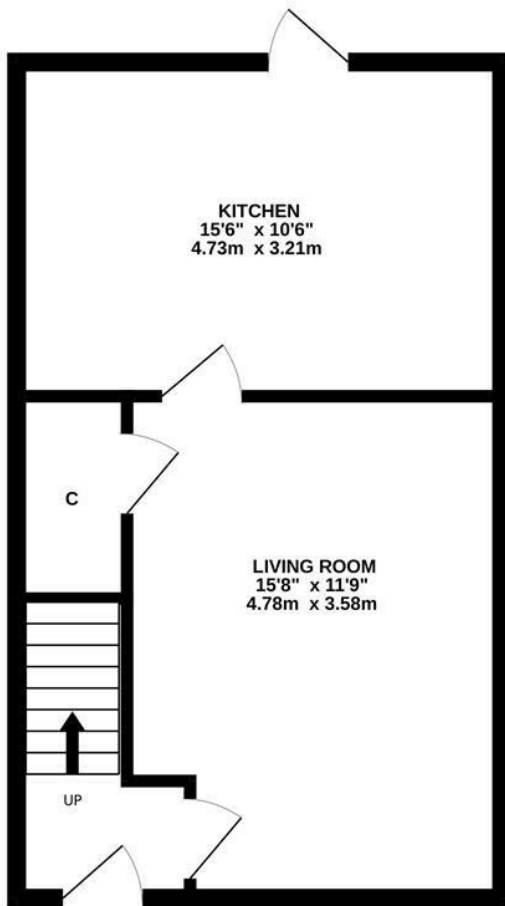
Symonds + Greenham have been informed that this property is Freehold.

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

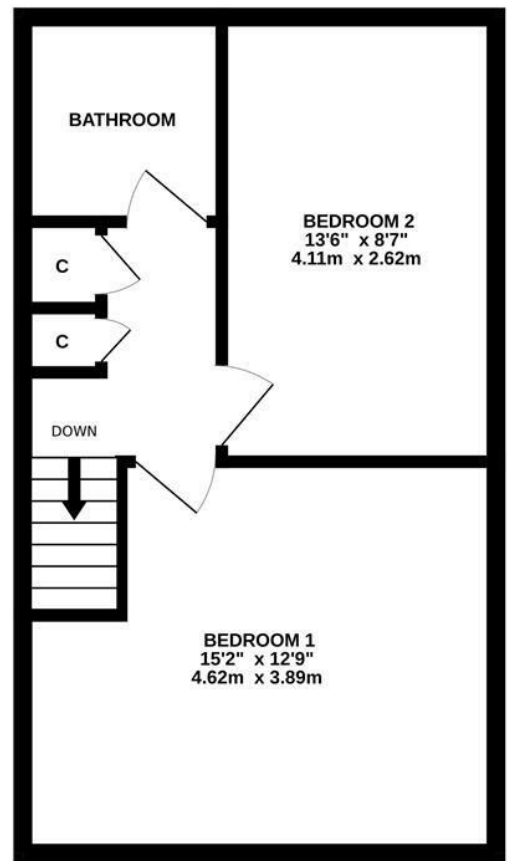
VIEWINGS

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		
(81-91)	B		
(69-80)	C		
(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		
(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	

