



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **139 Stanbury Road, Hull, HU6 7BX**

### **Offers in the region of £115,000**

**TWO BED MID TERRACED - IDEAL FOR FIRST TIME BUYERS - POPULAR HU6 LOCATION - CLOSE TO LOCAL AMENITIES - GOOD TRANSPORT LINKS**

Tucked away in a quiet and peaceful spot on Stanbury Road, this lovely two bedroom mid terraced home is ideal for first time buyers, those looking for a starter home or anyone wishing to downsize. Despite its tranquil setting, it's just a stone's throw from local amenities and enjoys excellent transport links to Kingswood, Beverley and the city centre.

The ground floor comprises a welcoming porch leading into a cosy living room, complete with a focal fireplace, and a well proportioned kitchen. Upstairs, you'll find two comfortable bedrooms and a bathroom.

Externally, the property benefits from a neat and tidy rear garden – perfect for relaxing outdoors – along with a small front garden to add to its kerb appeal.

This is a charming home in a convenient location, ready for its next chapter.

**DON'T DELAY...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 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

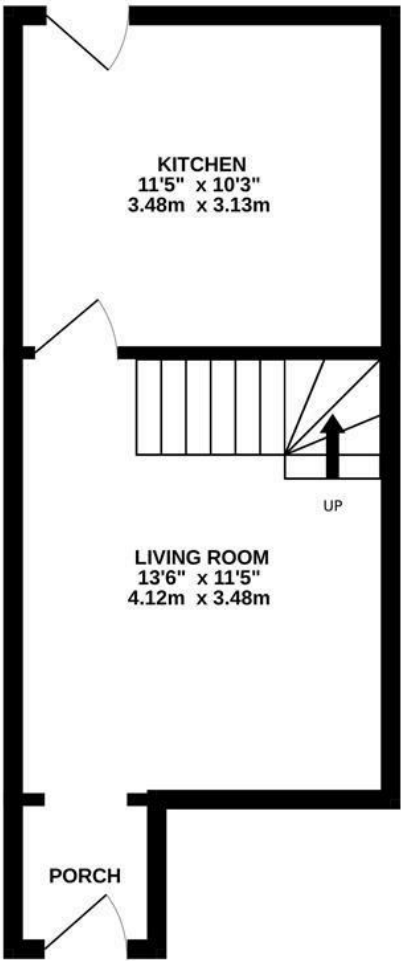
Symonds + Greenham have been informed that this property is Freehold.

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

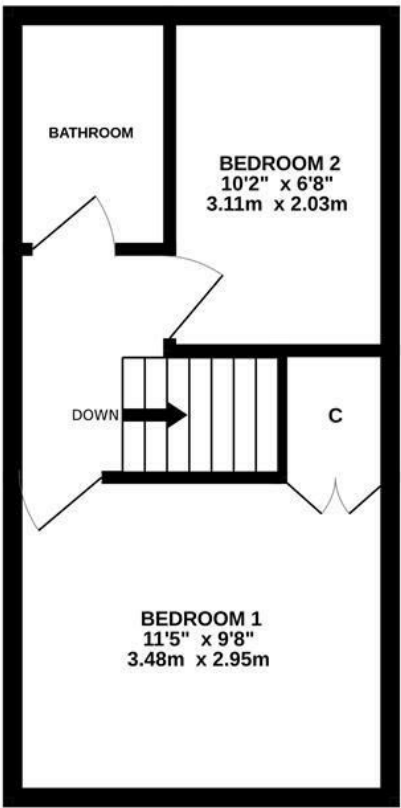
#### VIEWINGS

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

GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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>89</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>68</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</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 |           |
| <b>England &amp; Wales</b>                                      |           |
| EU Directive 2002/91/EC                                         |           |

