



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **17 Edgcumbe Street, Hull, East Yorkshire HU5 2EU** **Offers over £110,000**

Symonds and Greenham are delighted to present this fantastic two bedroom end terrace property located on Edgcumbe Street, just off the ever popular Newland Avenue. The property is ideally positioned within easy reach of a wide range of local amenities, including independent cafes, bars, restaurants, shops and excellent transport links, making it a highly convenient and sought after location.

Internally, the ground floor offers two well proportioned reception rooms, providing flexible living and dining space, ideal for both relaxing and entertaining. To the rear is a fitted kitchen with access to the garden. Upstairs, the property continues to impress with two generous double bedrooms and a spacious family bathroom, which is finished to a high standard and offers a modern feel throughout.

Further benefits include a well maintained layout with good natural light and a versatile configuration that will appeal to a variety of buyers. This property would make an excellent choice for first time buyers looking to get onto the property ladder, as well as buy to let investors seeking a strong rental opportunity in a popular and well connected area.

**BOOK YOUR VIEWING NOW!**

### **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.

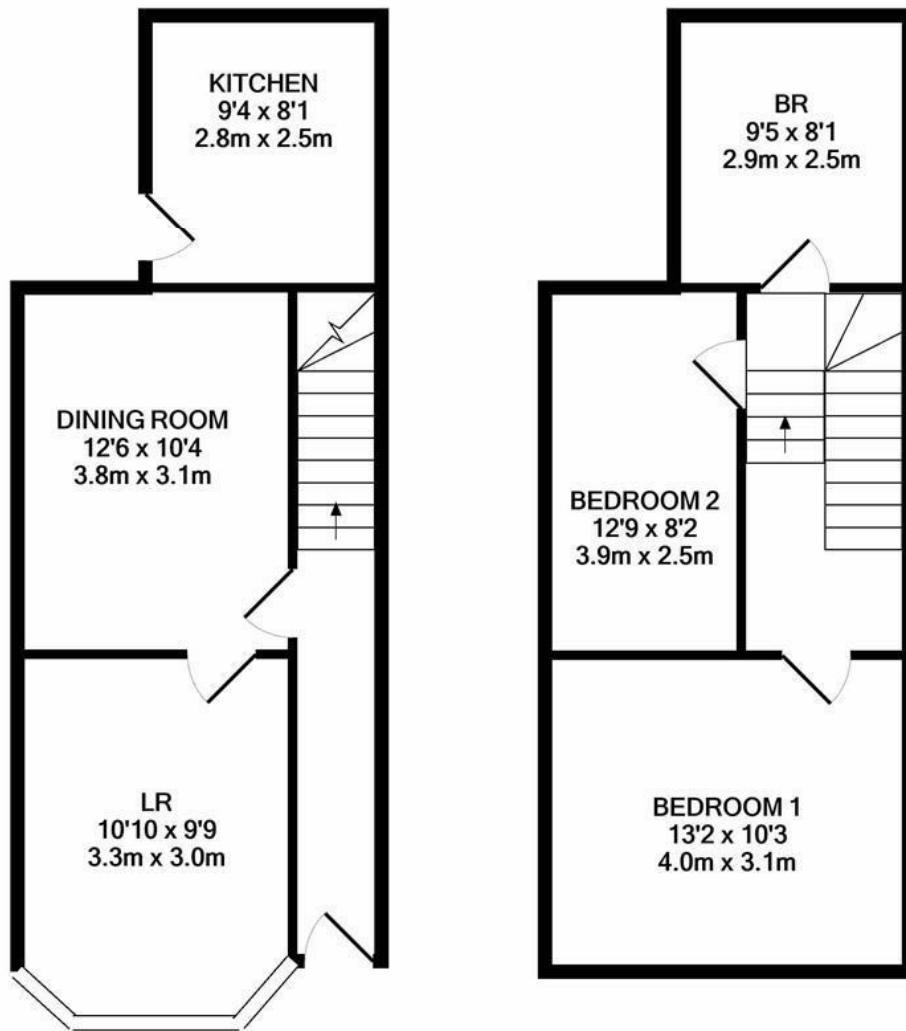
### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band A.

### **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.

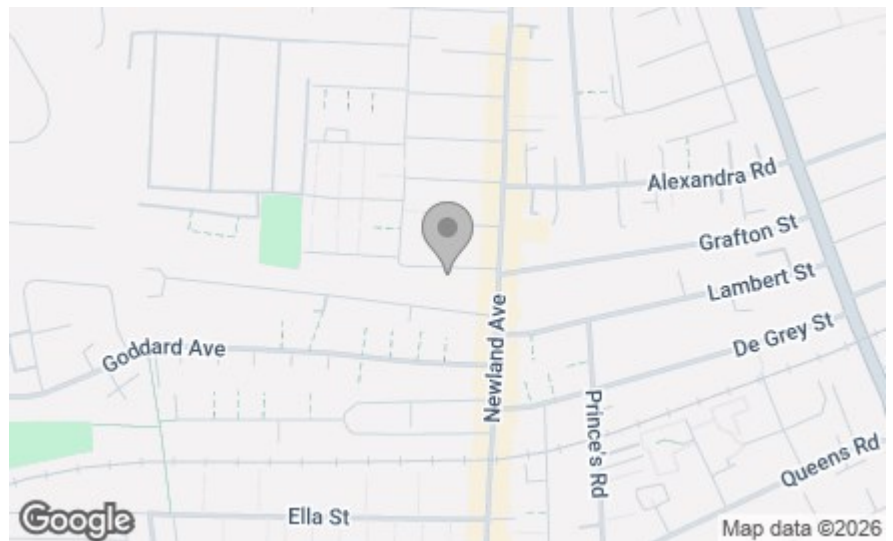


GROUND FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
	<b>85</b>
<b>57</b>	

Very energy efficient - lower running costs  
(82 plus) A  
(81-81) 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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(02 plus) A  
(81-81) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC