



SYMONDS + GREENHAM

Estate and Letting Agents



3 Manston Garth, Hull, HU7 4NA

£129,950

SUPERB THREE BED TERRACED - STYLISHLY PRESENTED THROUGHOUT - IDEAL FOR FIRST TIME BUYERS - CLOSE TO LOCAL AMENITIES - FRONT AND REAR GARDENS - MOVE IN READY - POPULAR HU7 LOCATION

Located on Manston Garth in a highly convenient and popular HU7 location, this fantastic three bedroom terraced property offers spacious and stylish accommodation, perfectly suited to modern family living. Positioned close to a wide range of local amenities, shops, schools and excellent transport links, the property has been very well cared for and tastefully updated, creating a home that is both practical and visually impressive. The stylish kitchen and contemporary bathroom complement the well balanced layout, while the addition of a conservatory adds valuable extra living space.

The accommodation comprises a welcoming entrance hall, a modern fitted kitchen with ample storage and worktop space, and a generous open plan living and dining room that provides an ideal setting for everyday life and entertaining. The conservatory to the rear enjoys views over the garden and is a versatile space, while a convenient ground floor w/c completes the downstairs layout. To the first floor are three well proportioned bedrooms, all offering good natural light, along with a super stylish family bathroom finished to a high standard. Externally, the property benefits from a good sized rear garden providing plenty of space for outdoor enjoyment, along with a small front yard. A superbly presented home in a sought after location, ready to move straight into and enjoy.

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. Please note, this property is non standard construction.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

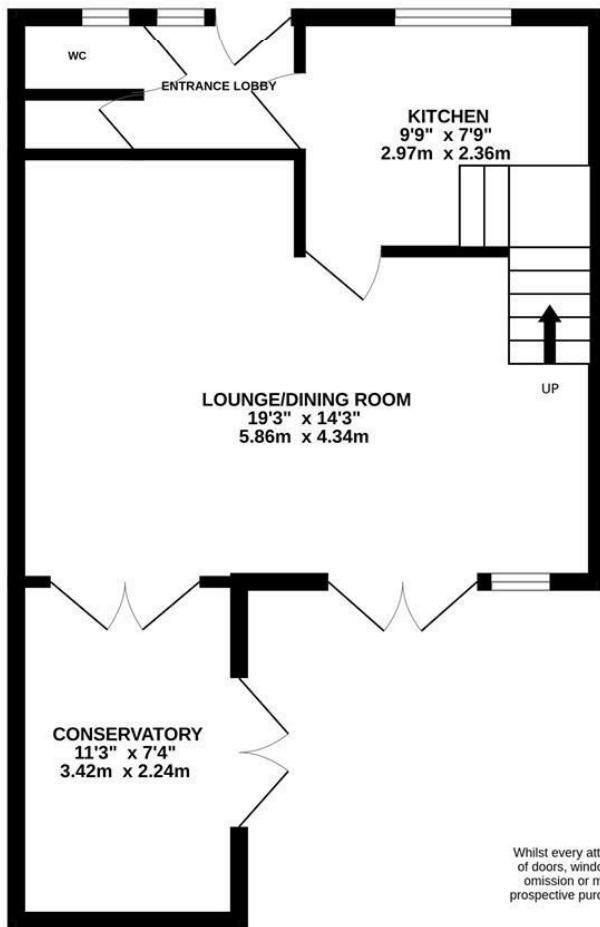
Symonds + Greenham have been informed that this property is Freehold.

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

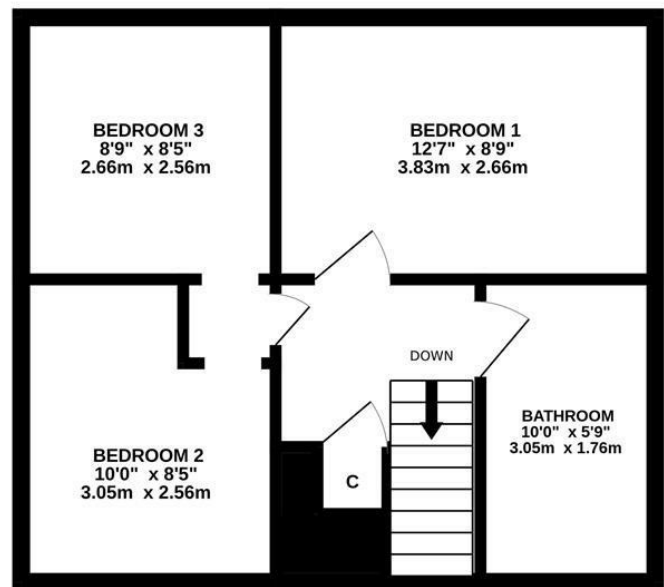
VIEWINGS

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	

