



SYMONDS + GREENHAM

Estate and Letting Agents



109 Reynoldson Street, Hull, East Yorkshire HU5 3BJ

£115,000

Symonds and Greenham are delighted to present this spacious two bedroom mid terraced property, situated on Reynoldson Street, just off the ever popular Newland Avenue. Enjoying a fantastic location within easy reach of a wide range of local amenities, independent shops, cafes, restaurants and regular bus links, the property is ideally suited to first time buyers, young professionals and investors alike. Offering generous accommodation throughout, with open plan living space and a good sized south facing rear garden, this lovely home is sure to appeal to a wide range of buyers.

The ground floor briefly comprises an entrance hall leading through to a spacious open plan living and dining area, providing a versatile space for both relaxing and entertaining. To the rear is a separate breakfast room, offering additional space for everyday dining, which leads through to the adjoining kitchen.

To the first floor are two generously sized bedrooms, both offering plenty of space for bedroom furniture, alongside a particularly spacious family bathroom.

Externally, the property benefits from a good sized south facing rear garden, offering plenty of opportunity to enjoy the sunshine during the warmer months, whilst a small walled garden sits to the front.

Combining spacious accommodation, a desirable south facing garden and a fantastic location just moments from the vibrant Newland Avenue, this property presents an excellent opportunity for buyers looking to make their home in one of Hull's most popular residential areas. Early viewing is highly recommended.

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.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

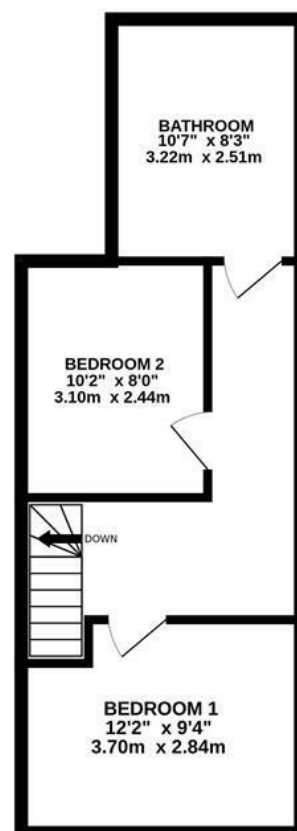
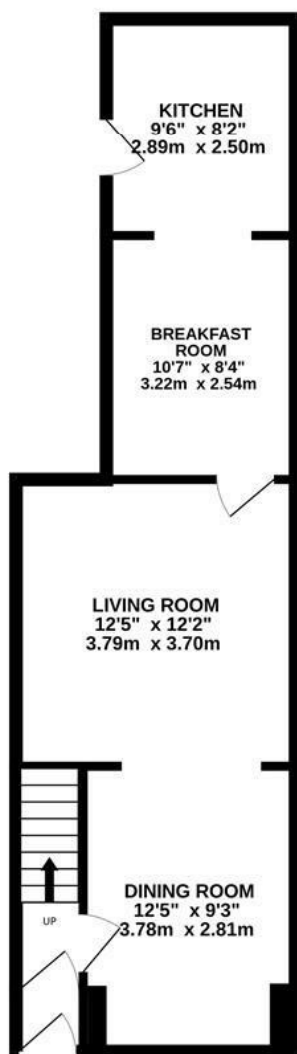
TENURE

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.



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	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

