



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **66 Dorset Street, Hull, HU4 6PP**

### **£85,000**

Symonds and Greenham are delighted to present this charming two bedroom end terraced home on Dorset Street, offering stylish and well maintained accommodation in a convenient location close to a wide range of local amenities.

Beautifully presented throughout, the property is in move in ready condition and would make an ideal purchase for first time buyers, downsizers or investors alike. Positioned within easy reach of local shops, cafés, transport links and other everyday conveniences, the location provides both comfort and practicality.

The accommodation briefly comprises a welcoming front porch leading into a spacious and inviting living room, offering plenty of room for relaxing or entertaining. The well appointed kitchen provides a practical and stylish space for cooking and everyday living, while a convenient ground floor shower room adds further functionality to the layout.

To the first floor are two generously sized double bedrooms, both offering excellent proportions and versatile space for bedroom furniture or additional storage.

Externally, the property benefits from a lovely secluded rear courtyard which provides a private outdoor space ideal for relaxing, enjoying the warmer months or hosting friends and family.

#### **CENTRAL HEATING**

The property has the benefit of gas central heating.

#### **COUNCIL TAX BAND**

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

#### **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.

#### **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.

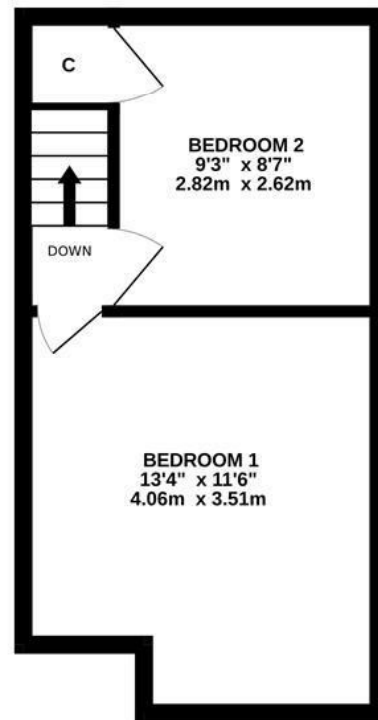
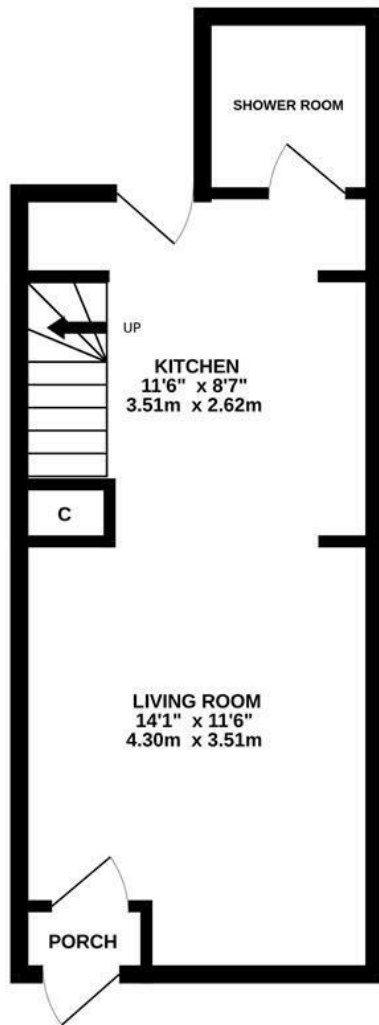
#### **TENURE**

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

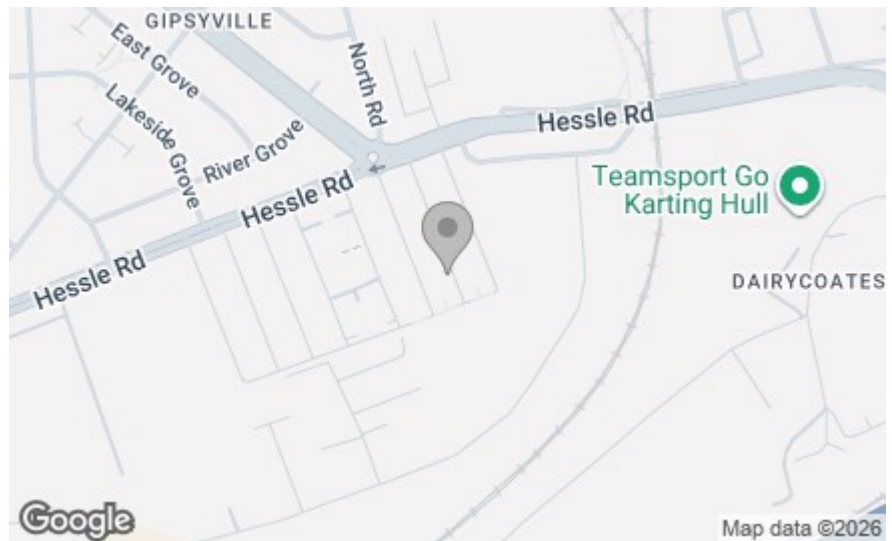
If you require more information on the tenure of this property please contact the office on 01482 444200.

#### **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 | 64      | 80        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (02 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 <sub>2</sub> emissions |                         |         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |         |           |



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