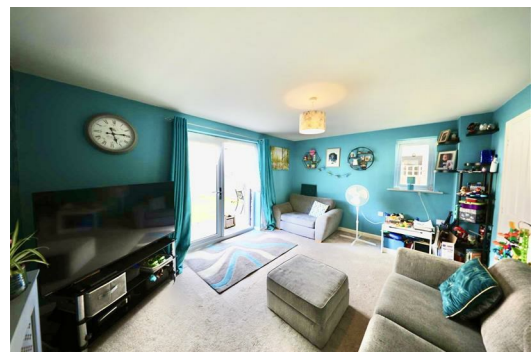




SYMONDS + GREENHAM

Estate and Letting Agents



16 Beilby Street, Hull, HU3 5BU

£185,000

Situated on the popular Beilby Street, this beautifully presented three bedroom semi detached townhouse offers stylish and spacious accommodation arranged over three floors, making it an ideal home for growing families, professionals or those looking for versatile modern living. Immaculately maintained and tastefully decorated throughout, the property is ready to move straight into and enjoys a convenient location close to a wide range of local amenities, well regarded schools and excellent transport links into Hull city centre and beyond.

The accommodation briefly comprises a welcoming entrance hall, a convenient ground floor WC, a modern fitted kitchen and a spacious living room, creating the perfect space for everyday family life and entertaining. To the first floor are two well proportioned bedrooms and a contemporary family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, benefiting from fitted storage and a stylish en suite shower room, providing a private and peaceful retreat.

Externally, the property enjoys a beautifully maintained rear garden, offering an ideal space for relaxing and entertaining during the warmer months. To the front is allocated parking, adding further practicality to this superb home.

Offering generous accommodation, a high quality finish throughout and a sought after residential location, this fantastic home is one not to be missed.

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

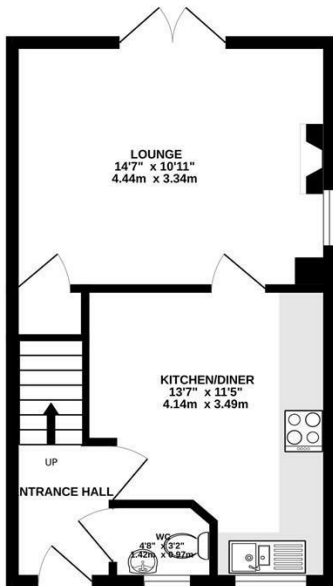
Symonds + Greenham have been informed that this property is Freehold.

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

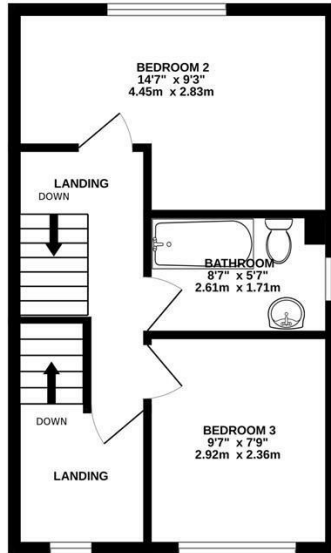
VIEWINGS

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

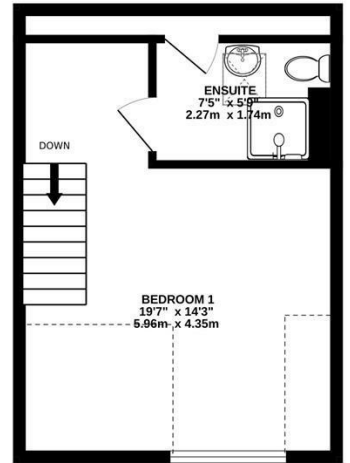
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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) 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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

