



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **36 Nashcourt, Hull, Yorkshire HU6 9TE** **Offers over £105,000**

**SPACIOUS TWO BED MID TERRACED PROPERTY - STYLISHLY PRESENTED THROUGHOUT - MODERN KITCHEN WITH SKYLIGHTS - LOW MAINTENANCE GARDEN - CLOSE TO AMENITIES - NON STANDARD CONSTRUCTION**

Welcome to this spacious and modernised two bedroom terraced property on Nashcourt, located in the ever popular HU6 area. Tucked away in a quiet residential setting, this stylish home is ideal for first time buyers, downsizers or investors looking for a move in ready property close to local amenities.

Internally, the home is well presented throughout and offers generous living space. The ground floor comprises a welcoming entrance hall, a comfortable living room and a stunning kitchen diner with skylights that flood the space with natural light. There is also an additional lounge area, utility space, and convenient downstairs W/C – ideal for modern family living.

To the first floor are two well proportioned double bedrooms and a sleek, contemporary family bathroom.

Externally, the property boasts a low maintenance rear garden with paved and gravel areas, perfect for relaxing or entertaining. There is also a small courtyard to the front.

Don't miss the opportunity to view this attractive and versatile home on Nashcourt – 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. This property is non standard construction.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **TENURE**

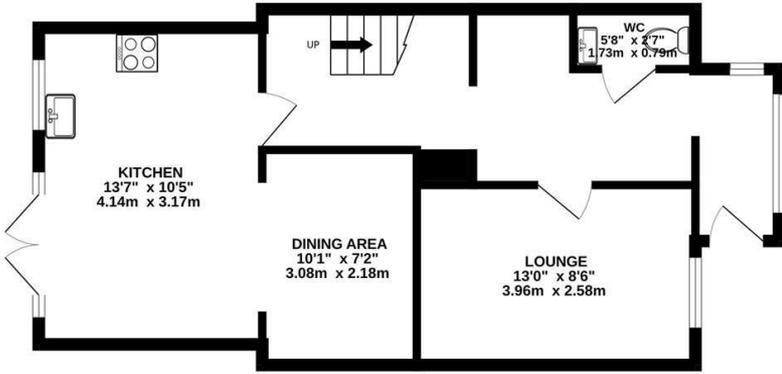
Symonds + Greenham have been informed that this property is Freehold.

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

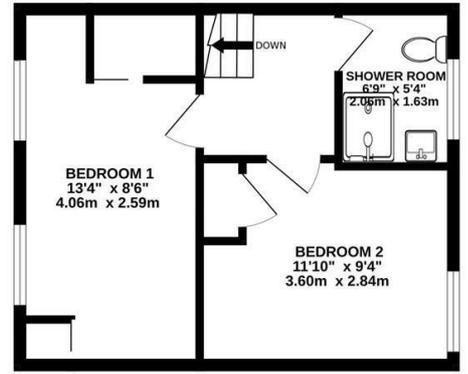
### **VIEWINGS**

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 822sq.ft. (76.4 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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

