



SYMONDS + GREENHAM

Estate and Letting Agents



19 Lapwing Close, Hull, HU7 4SZ

£135,000

STYLISH THREE-BEDROOM TERRACED HOUSE ON LAPWING CLOSE, BRANSHOLME, FEATURING A SPACIOUS KITCHEN DINER, MODERN LOUNGE WITH MEDIA WALL, AND A LOVELY REAR GARDEN – PERFECT FOR FAMILIES OR PROFESSIONALS.

Welcome to this beautifully presented three-bedroom terraced house located on Lapwing Close in Bransholme, Hull. Finished to an exceptional standard, this property is perfect for families or professionals seeking both comfort and style.

Upon entering, you are welcomed into a spacious kitchen diner that serves as the heart of the home. This inviting area is not only functional but also ideal for family gatherings and entertaining. The kitchen is complemented by a utility room/convenient w/c, ensuring practicality for everyday living.

The lounge is a standout feature, featuring a modern media wall that will delight film lovers, creating a perfect setting for movie nights at home. The three well-proportioned bedrooms provide ample space for relaxation, while the family bathroom is tastefully designed, offering a serene retreat after a long day. French doors from the lounge lead to a charming rear garden, which is partly paved and laid to lawn. This outdoor space is perfect for entertaining guests or enjoying quiet moments in the fresh air. Additionally, a shed offers useful storage for gardening tools or outdoor equipment.

This terraced house on Lapwing Close is more than just a property; it represents a lifestyle choice, offering modern living in a friendly community. With excellent amenities and transport links nearby, this home is a must-see for anyone looking to settle in Hull. Don't miss the opportunity to make this stunning house your new home.

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.

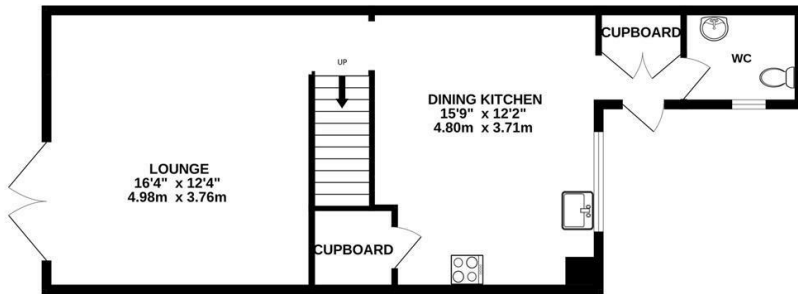
TENURE

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

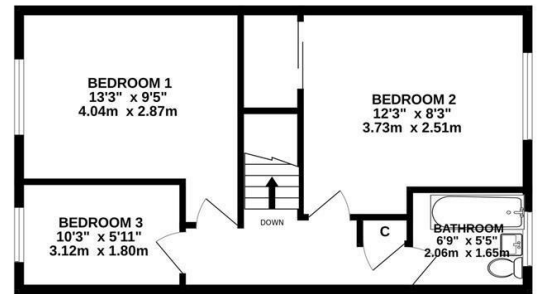
VIEWINGS

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			
(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	

