



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **16 Main Street, Hull, HU12 8AL**

### **£135,000**

Nestled in the charming village of Paull, this exquisite mid-terrace house presents an exceptional opportunity for first-time buyers. Located on Main Street, the property boasts a prime position with easy access to well-regarded schools, local amenities, and excellent transport links to Hull city centre and the nearby market town of Hedon, which offers a variety of shops, a supermarket, and inviting public houses.

Having been fully refurbished to an outstanding standard by the current owner, this home is truly stunning throughout, with no expense spared in its modernisation. The open-plan living area seamlessly combines the kitchen, dining, and lounge spaces, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The brand-new kitchen is a highlight, featuring contemporary fittings and a utility room that adds practicality to the space.

The property further boasts two generously sized double bedrooms, providing ample space for rest and personalisation. The beautifully designed shower room is another standout feature, showcasing modern fixtures and a stylish finish.

Outside, the south-facing rear garden offers a delightful retreat, partially laid to gravel and adorned with artificial grass, ensuring low maintenance while providing a lovely area to enjoy the stunning views over the Humber. This home is not just a property; it is a lifestyle choice, offering comfort, style, and convenience in a picturesque setting. Do not miss the chance to make this remarkable house your new home.

#### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **TENURE**

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

#### **COUNCIL TAX BAND**

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

#### **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.

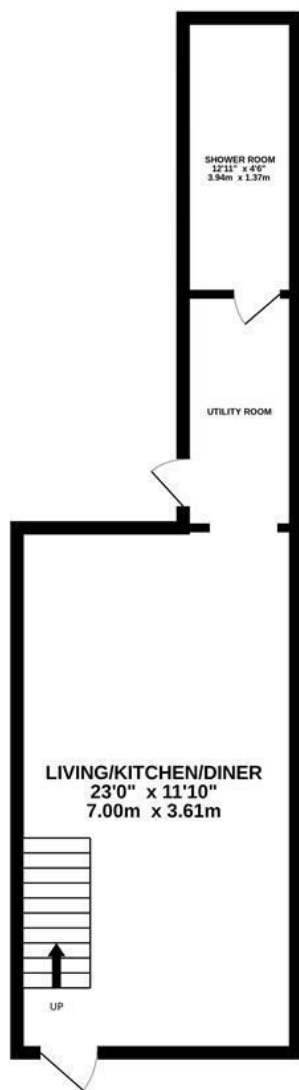
#### **DISCLAIMER**

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.

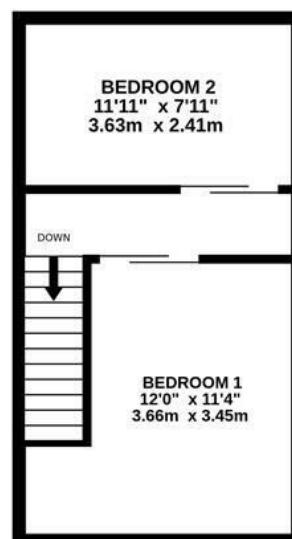
#### **VIEWINGS**

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) <b>A</b>			
(81-91) <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			
(02 plus) <b>A</b>			
(81-91) <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	

