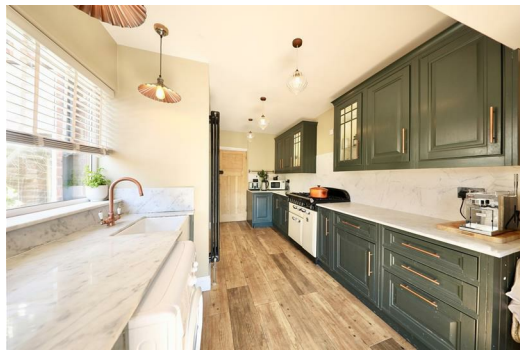




SYMONDS + GREENHAM

Estate and Letting Agents



5 Murrayfield Road, Hull, East Yorkshire HU5 4DN

Guide price £200,000

GUIDE PRICE £200,000-£220,000

STUNNINGLY PRESENTED THREE-BEDROOM FAMILY HOME BURSTING WITH PERIOD CHARM AND STYLISH INTERIORS, FEATURING A BEAUTIFUL OPEN-PLAN KITCHEN/DINER, SOUTH-FACING GARDEN, AND AMPLE PARKING, ALL SET IN A HIGHLY SOUGHT-AFTER LOCATION.

Welcome to this exquisite terraced home located on the sought-after Murrayfield Road in Hull. This beautifully designed three-bedroom family home is a true gem, offering a perfect blend of style and comfort. As you step inside, you will be greeted by a masterclass in interior design, showcasing the current owners' impeccable taste and attention to detail.

The ground floor features a welcoming entrance hall that leads to a spacious living room, ideal for relaxation and entertaining. The open-plan kitchen diner is a highlight of the home, providing a wonderful space for family meals and gatherings. The original 1930s wooden doors throughout add a touch of character and charm, enhancing the overall appeal of the property. Upstairs, you will find two generously sized double bedrooms and a single third bedroom, perfect for a small family or a couple. The exquisite bathroom suite is designed to offer a tranquil retreat, ensuring comfort and convenience for all. Externally, the property features a generous south-facing rear garden, perfect for enjoying sunny days and outdoor activities. Additionally, off-street parking adds to the practicality of this wonderful home.

CENTRAL HEATING

The property has the benefit of a new gas central heating system and has been fully rewired throughout

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

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

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.

COUNCIL TAX BAND

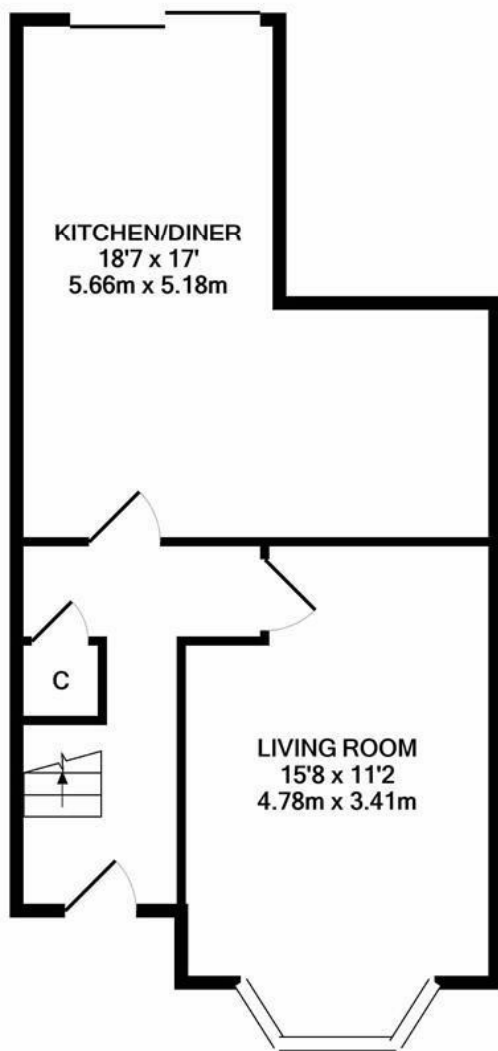
Symonds + Greenham have been informed that this property is in Council Tax Band "B"

FLOOR PLAN DISCLAIMER

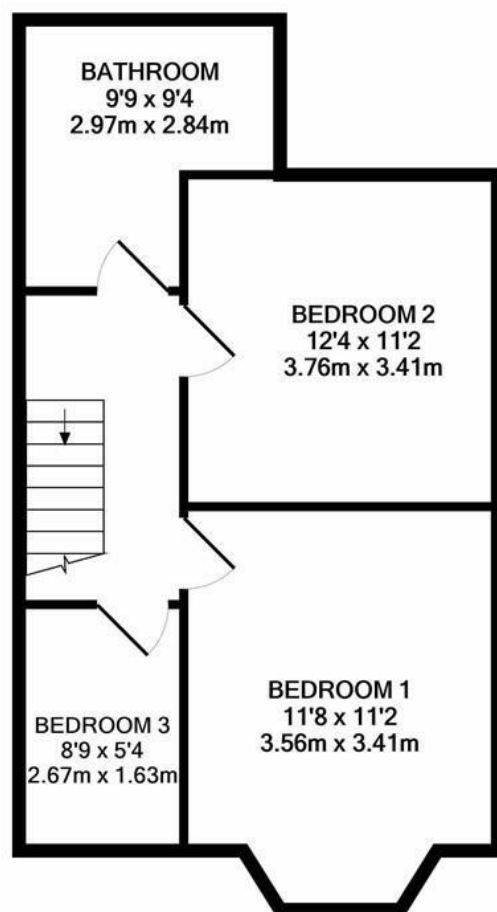
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

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



GROUND FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.7 SQ.M.)

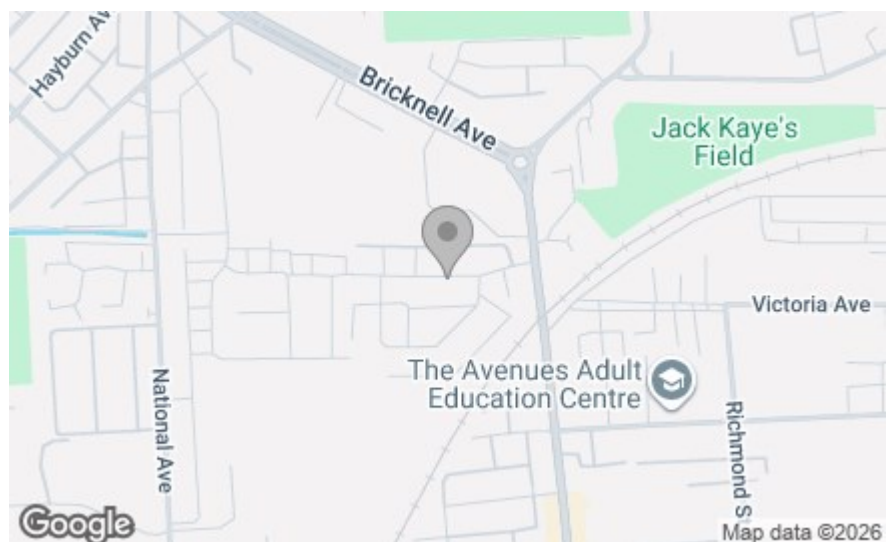


1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(44.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	83

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	