



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 10 Weighton Grove, Hull, East Yorkshire HU6 8NE Guide price £105,000

\*\*\*GUIDE PRICE £105,000 - £115,000\*\*\*

SPACIOUS AND WELL PRESENTED, THIS THREE-BEDROOM HOME OFFERS GENEROUS LIVING ACCOMMODATION, OFF-STREET PARKING, A LARGE REAR GARDEN WITH BRICK OUTHOUSE, AND A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS.

Welcome to Weighton Grove, Hull, this charming mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. With two generously sized double bedrooms and a single, this property offers ample space for comfortable living. The well-presented lounge diner creates a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The home features a modern bathroom, ensuring convenience for daily routines. The kitchen is functional and ready for your personal touch, making it an ideal space for culinary enthusiasts. Additionally, the property benefits from off-street parking for two vehicles, a valuable asset in this bustling area.

The generous garden at the rear is a delightful retreat, complete with a large brick outhouse that can serve various purposes, whether as a workshop, storage, or even a creative space. The location is particularly advantageous, with easy access to Inglemire Lane and Hall Road, where you will find a variety of local amenities, including supermarkets, public houses, and bakeries, as well as well-regarded schools.

### **CENTRAL HEATING**

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

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **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.

### **COUNCIL TAX BAND**

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

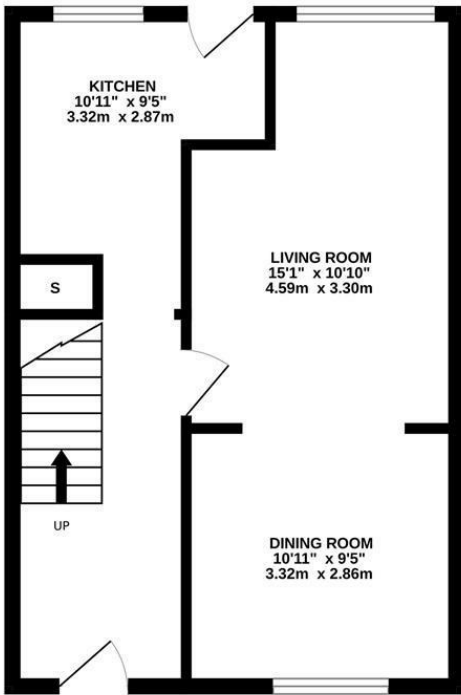
### **FLOOR PLAN DISCLAIMER**

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.

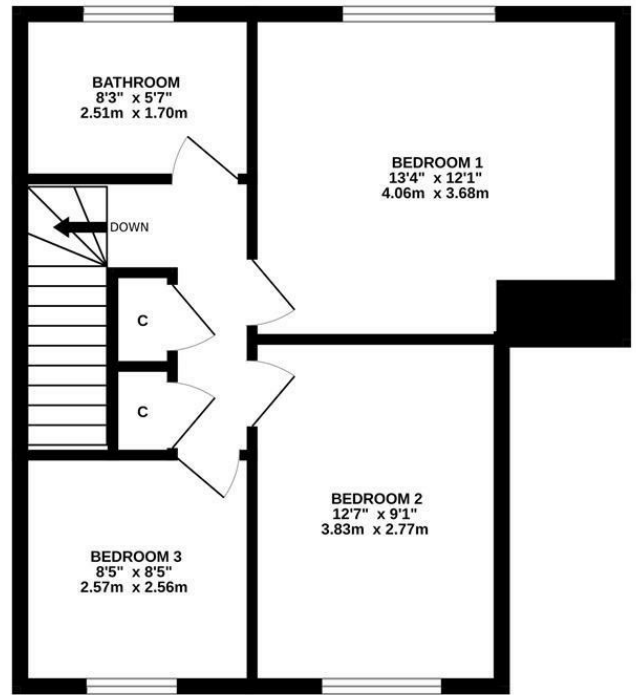
### **TENURE**

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

GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 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>	<b>86</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	
<b>England &amp; Wales</b>	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>	<b>86</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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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