



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **10 Winslade Crescent , Perth Street, Hull, HU5 3NX**

### **£95,000**

Nestled on Winslade Crescent, this charming end-terrace house just off Perth Street offers an ideal opportunity for first-time buyers and investors alike. The property features a welcoming reception room that provides a comfortable space for relaxation and entertaining. With two generously sized double bedrooms, there is ample room for family or guests.

The fitted kitchen is practical and functional, leading to a convenient rear lobby that enhances the flow of the home. The bathroom is equipped with a full white suite, ensuring a clean and modern feel. The property benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year.

Outside, the house features a decked forecourt and a private rear courtyard. The location is particularly advantageous, situated just a stone's throw from Chanterlands Avenue, which offers a variety of shopping options and amenities. Additionally, the property is well-connected with good transport links to the City Centre and surrounding villages, making it easy to explore the area.

For those pursuing education, the University of Hull is easily accessible, and there are excellent schooling options nearby. This delightful home presents a wonderful opportunity to enjoy comfortable living in a vibrant community.

#### **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**

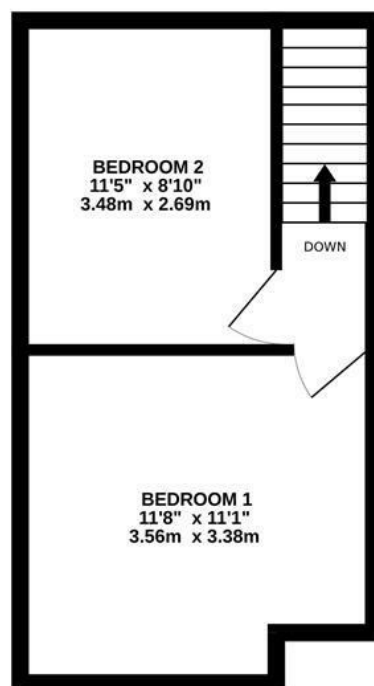
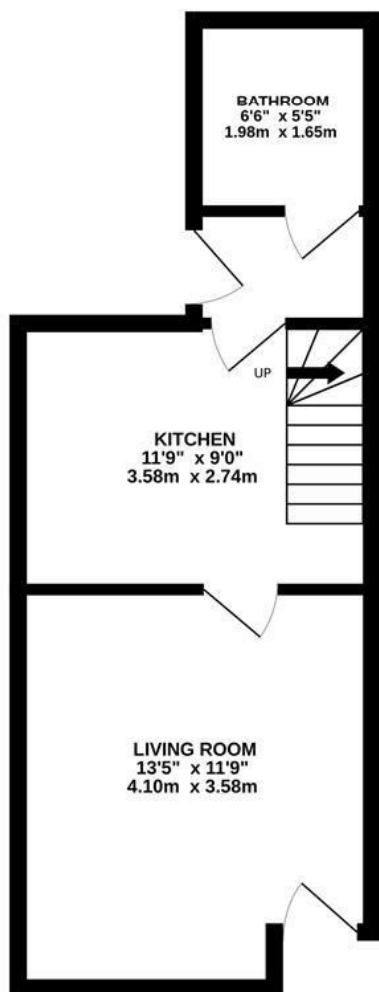
The property has the benefit of double glazing.

#### **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.



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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>63</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			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	