



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 201 Perth Street West, Hull, HU5 3TZ

### £145,000

Symonds and Greenham are delighted to present this well presented three bedroom terraced home on Perth Street West, ideally located in the heart of the ever popular HU5 area, just off Chanterlands Avenue and National Avenue.

The property enjoys a fantastic location with an abundance of local amenities right on the doorstep including shops, cafés, restaurants and supermarkets, along with well regarded schools and excellent public transport links. The city centre is also just a short distance away, making this an ideal home for a wide range of buyers.

Internally, the property is well maintained throughout and offers a spacious, open plan layout that is perfectly suited to modern living. The accommodation briefly comprises a welcoming entrance hall, a lovely living room with an attractive squared bay window allowing plenty of natural light, and an adjoining dining area which flows seamlessly through to a modern kitchen. The kitchen features doors leading out to the rear garden as well as access to a useful utility room and a stylish ground floor bathroom.

To the first floor are three good sized bedrooms, all well maintained and offering comfortable living space.

Externally, the property continues to impress with a fantastic, generously sized south facing rear garden providing a wonderful outdoor space to enjoy throughout the year. The garden also benefits from off street parking for two

### 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" (change as needed).

### 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

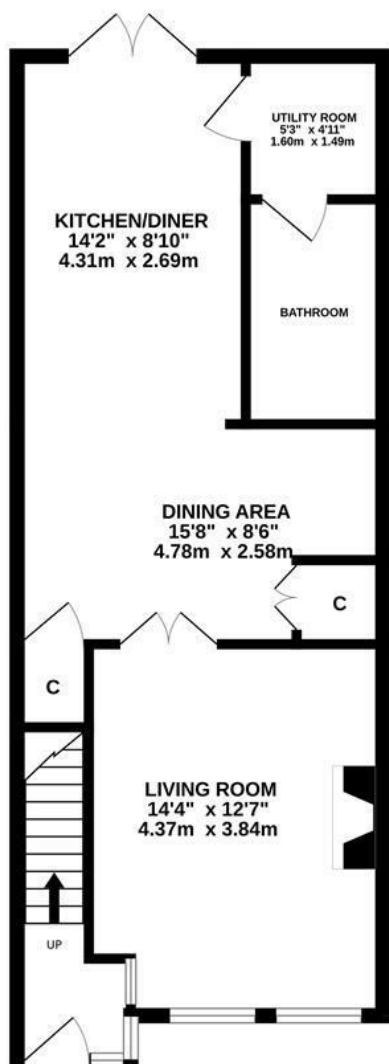
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

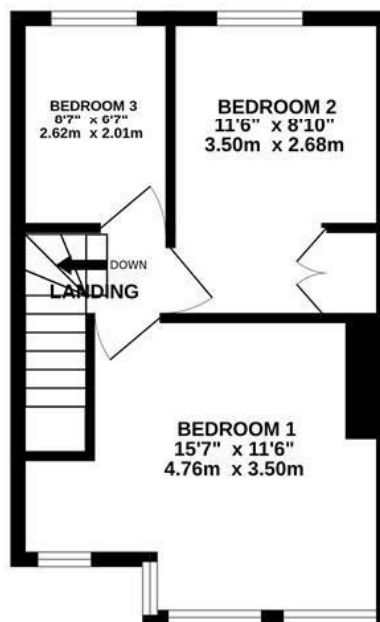
### VIEWINGS

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

GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.

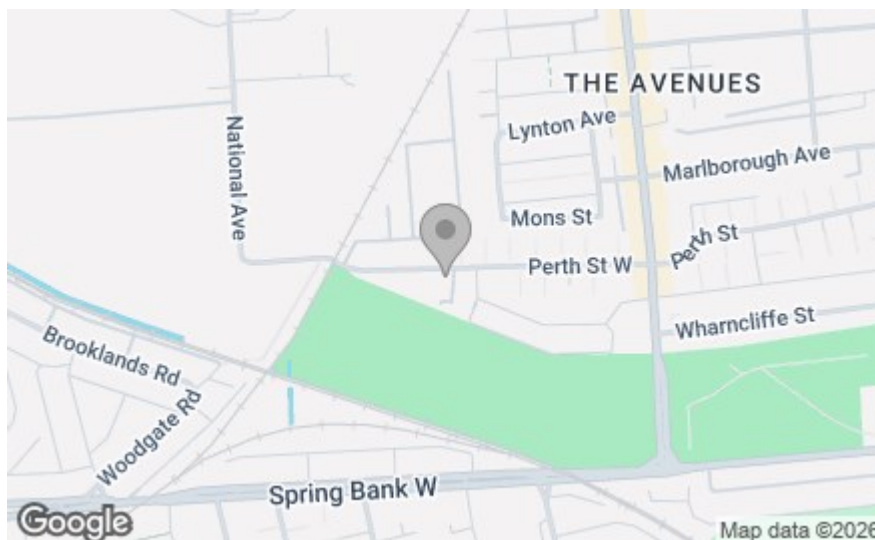


1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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 |                         |
| (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 |                         |
| (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 |