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.

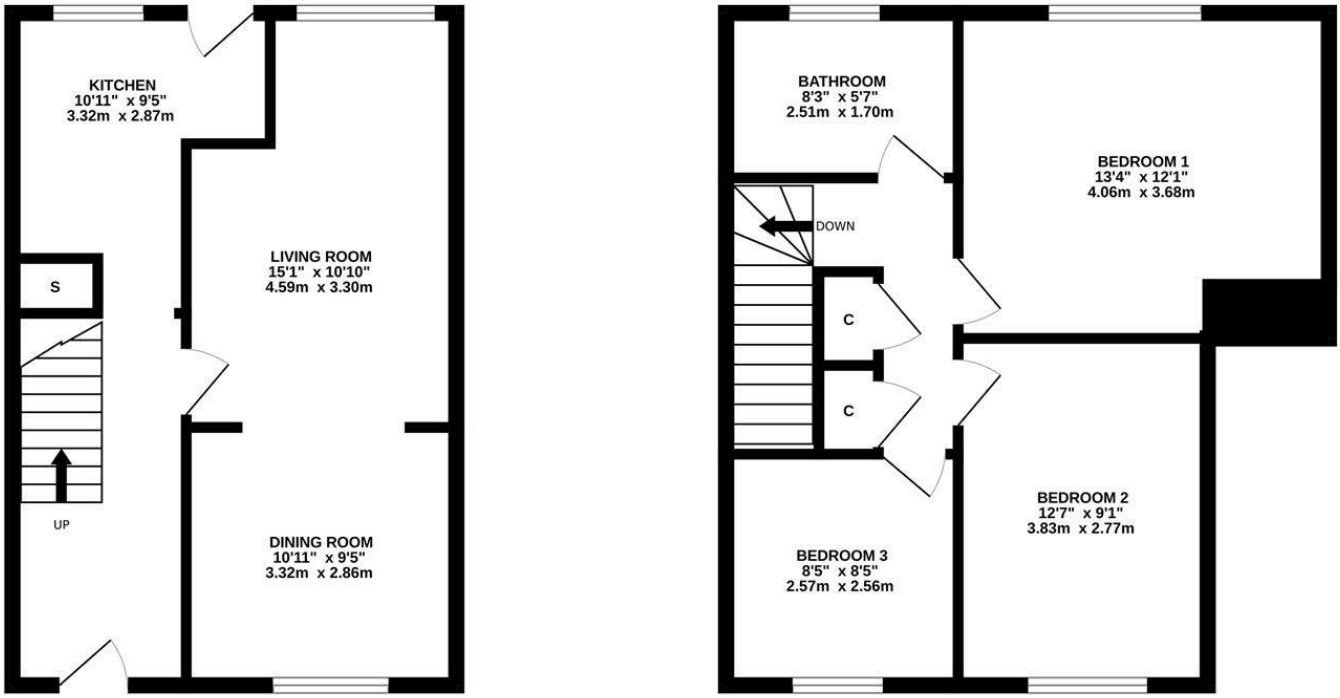
COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band "A"

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.

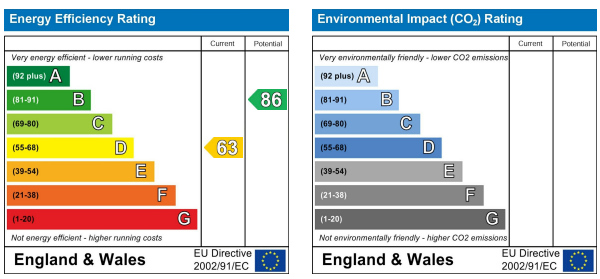
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

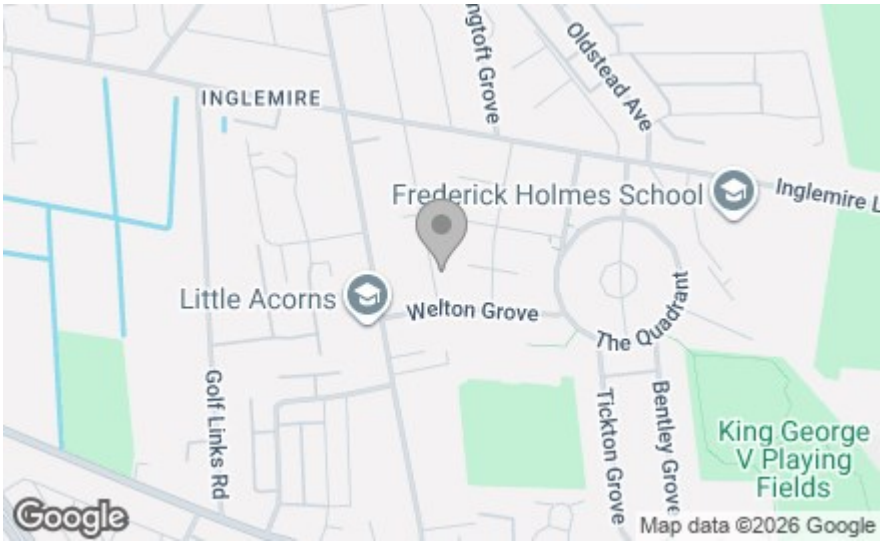
1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



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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