



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **183 Perth Street West, Hull, HU5 3UN**

### **Offers over £135,000**

ATTENTION FIRST TIME BUYERS - THREE BED TERRACED WITH LOFT SPACE - POPULAR HU5 LOCATION - OPEN PLAN LIVING - STYLISHLY PRESENTED THROUGHOUT - SOUTH FACING GARDEN - NEW BATHROOM - RECENTLY LANDSCAPED GARDEN

Located on Perth Street West in the popular HU5 area, this stylish three bedroom terraced home is perfect for families, first time buyers or investors looking for a well presented property in a sought after location. With excellent transport links into the city centre and a range of amenities on nearby Chanterlands, Princes and Newland Avenue, everything you need is just a stone's throw away. The property is also within easy reach of good schools, making it an excellent choice for families.

Beautifully maintained and move in ready, the home benefits from a recently refurbished bathroom, a newly landscaped garden and a boiler installed within the last five years. The ground floor comprises a welcoming living room, a well equipped kitchen, a bright and airy conservatory and a modern bathroom. Upstairs, three generously sized bedrooms provide ample living space, while the spacious loft room on the second floor offers great flexibility as an additional bedroom, office or hobby space.

Externally, the south facing garden has been designed for low maintenance, providing the perfect space to relax and enjoy the sunshine. Stylishly finished throughout, this fantastic home offers comfort, convenience and modern living in one of Hull's most desirable locations.

BOOK YOUR VIEWING NOW!

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### LOUNGE

14'9 x 11'8 max (4.50m x 3.56m max)

a well presented living room, with squared bay, adjoinining the...

### KITCHEN

13'4 x 9'4 max (4.06m x 2.84m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, understairs storage cupboard, double doors to conservatory and door to...

### BATHROOM

a modern bathroom with low level w/c, pedestal sink basin, heated towel rail and panelled bath with waterfall and handheld shower attachments, with tiles to splash back area and fitted storage cupboard

### CONSERVATORY

8'10 x 7'11 max (2.69m x 2.41m max)

with french doors to the rear garden

## FIRST FLOOR

### LANDING

### BEDROOM 1

11'9 x 9'11 max (3.58m x 3.02m max)

a stylish primary bedroom with fitted wardrobes

### BEDROOM 2

11'5 x 7'9 max (3.48m x 2.36m max)

another good sized double bedroom

### BEDROOM 3

8'7 x 6'8 max (2.62m x 2.03m max)

## SECOND FLOOR

### LOFT SPACE

13'1 x 10'9 max (3.99m x 3.28m max)

a usable loft space, not done to building regs

### OUTSIDE

a fantastic low maintenance, south facing rear garden that is quite the sun trap, laid with artificial grass and enclosed by timber fencing and gate

### 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.

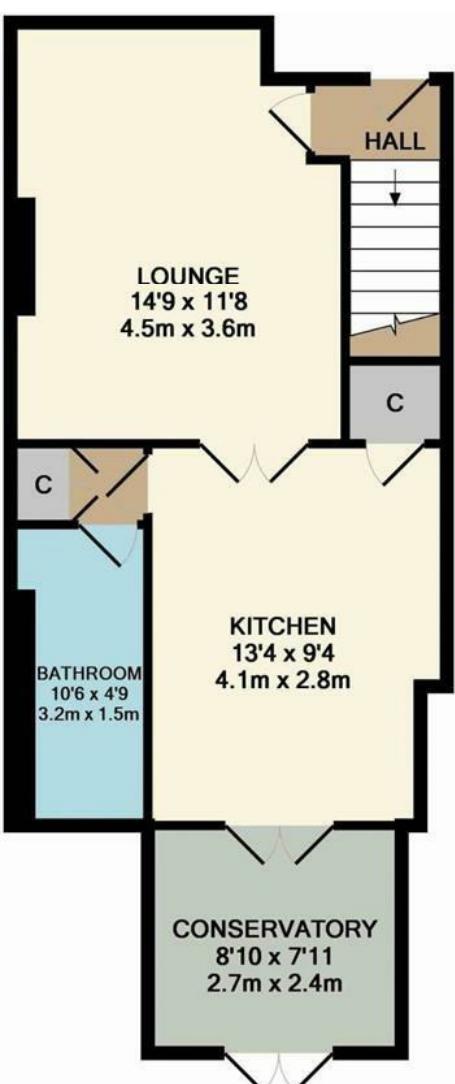
### TENURE

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

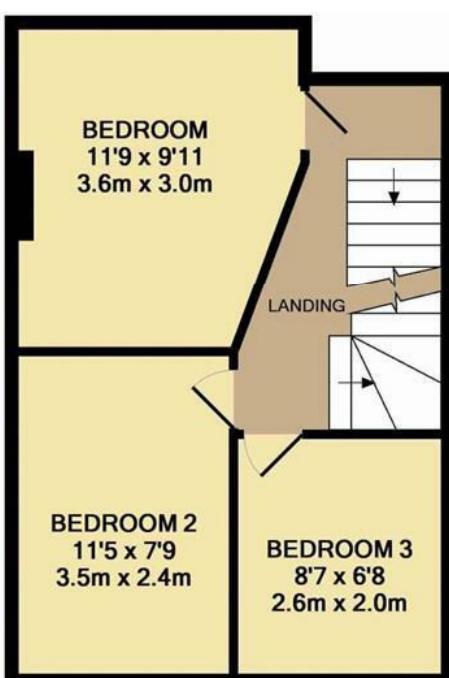
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

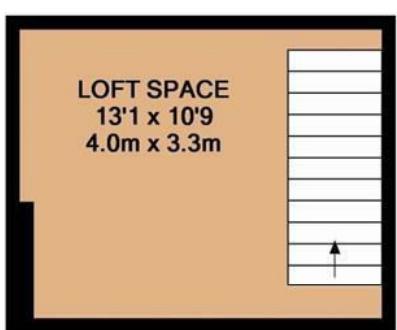
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 470 SQ.FT.  
(43.7 SQ.M.)



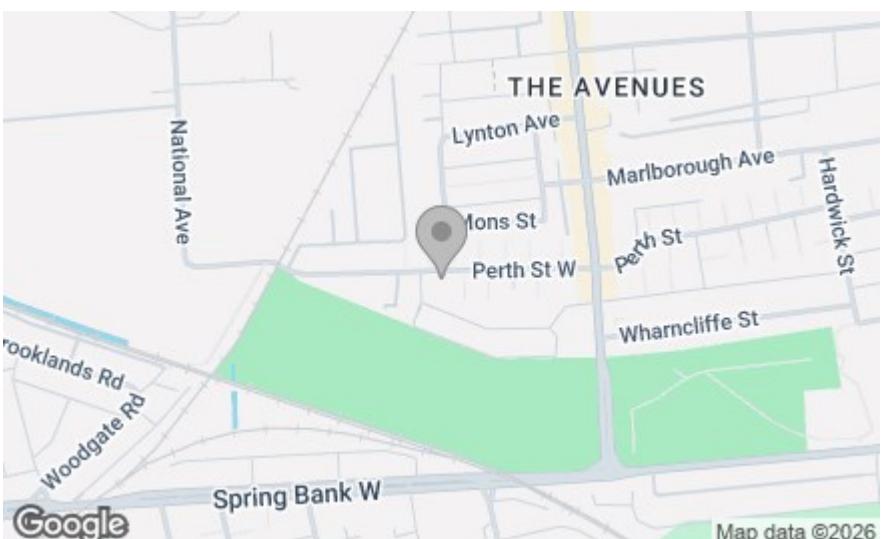
1ST FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)



LOFT SPACE  
APPROX. FLOOR  
AREA 136 SQ.FT.  
(12.7 SQ.M.)

183 PERTH STREET WEST, HULL HU5 3UN  
TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 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			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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