



SYMONDS + GREENHAM

Estate and Letting Agents



148 Perth Street West, Hull, East Yorkshire HU5 3UD £110,000

STYLISH, MOVE-IN READY, AND PERFECTLY LOCATED, THIS BEAUTIFULLY PRESENTED TWO-BEDROOM END-TERRACE HOME OFFERS MODERN LIVING, OFF-STREET PARKING, A LOVELY REAR GARDEN, AND EASY ACCESS TO LOCAL AMENITIES.

Nestled on the charming Perth Street West in Hull, this stunning two-bedroom end of terrace home is an ideal opportunity for first-time buyers and investors alike. The property is conveniently located just off Chanterlands Avenue, providing easy access to a variety of well-regarded schools, grocery stores, and delightful restaurants, making it a perfect spot for families and professionals.

As you approach the house, you will appreciate the off-street parking available via a side drive, a valuable feature in this bustling area. Upon entering, you are welcomed into a beautifully maintained living room that exudes warmth and comfort, perfect for relaxing or entertaining guests. The modern kitchen is a highlight of the home, offering a stylish space for culinary creations and family gatherings. The stylish bathroom, conveniently located on the ground floor, adds to the practicality of the home, making it suitable for all lifestyles. The property features two generously sized double bedrooms, providing ample space for rest and relaxation.

The rear garden is a delightful retreat, offering a lovely outdoor space for gardening, barbecues, or simply enjoying the fresh air. This well-maintained home is ready for you to move in and make it your own, presenting a wonderful opportunity to enjoy comfortable living in a sought-after location. Don't miss your chance to view this exceptional property; it truly is a gem in the heart of Hull.

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

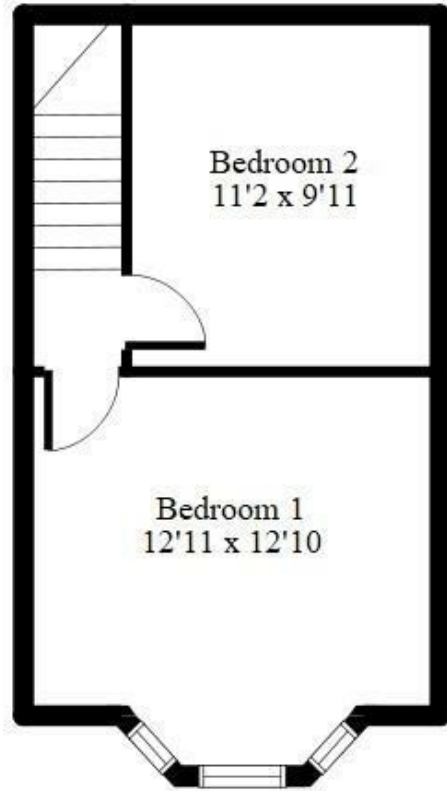
Symonds + Greenham have been informed that this property is Freehold.

VIEWINGS

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



Ground floor



First floor

| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (82 plus) A | 76 |
| (81-81) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 64 | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (02 plus) A | 87 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| 51 | |
| England & Wales | EU Directive 2002/91/EC |

