



SYMONDS + GREENHAM

Estate and Letting Agents



45 Didscourt, Hull, HU6 8BB

Offers over £85,000

SPACIOUS AND WELL PRESENTED, THIS THREE-BEDROOM HOME OFFERS GENEROUS LIVING ACCOMMODATION, PRIVATE FRONT AND REAR GARDENS, A SEPARATE LAUNDRY ROOM, AND FANTASTIC POTENTIAL FOR FIRST-TIME BUYERS OR GROWING FAMILIES.

Nestled on Didscourt, Hull, this delightful mid-terrace house presents an excellent opportunity for first-time buyers and families alike. The property features three generously sized bedrooms, providing ample space for relaxation and rest. The well-maintained lounge offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The property also features a laundry room adding a more practical space.

The kitchen is functional and ready for your personal touch, allowing you to create a culinary haven that suits your lifestyle. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this home is the private garden, which includes both front and back spaces, ideal for outdoor activities, gardening, or simply enjoying the fresh air.

Situated in a location that offers easy access to local amenities, this property is well-connected to transport links, making commuting and exploring the surrounding area a breeze. The house is in good condition, ready for you to move in and make it your own. With its spacious rooms and potential for personalisation, this home is a blank canvas waiting for your creative ideas.

Whether you are looking to start your journey as a homeowner or seeking a family-friendly environment, this property in Didscourt is a wonderful choice. Don't miss the chance to view this charming house and envision the possibilities it holds for you and your loved ones.

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.

FLOOR PLAN DISCLAIMER

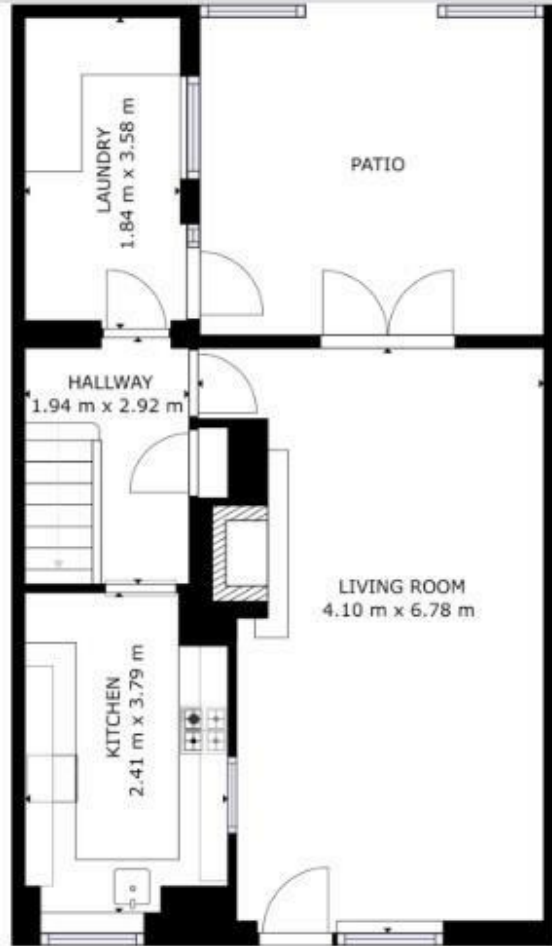
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

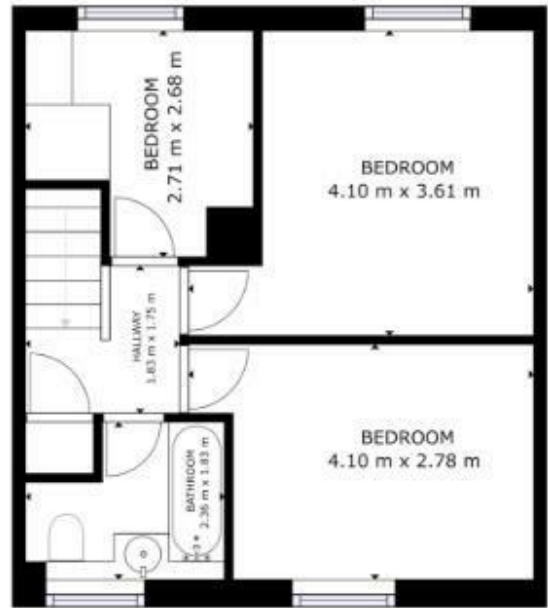
Symonds + Greenham have been informed that this property is Freehold.

VIEWINGS

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



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 50.08 m², FLOOR 2: 41.02 m²
EXCLUDED AREAS : PATIO: 15.32 m²
TOTAL: 91.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		71	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(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	
England & Wales	EU Directive 2002/91/EC

