



SYMONDS + GREENHAM

Estate and Letting Agents



8 Needham Rise, Hessle, HU13 0QU

£170,000

Symonds & Greenham are delighted to present this lovely two bedroom mid-terraced home on Needham Rise, situated within a popular and quiet residential area of Hessle. Beautifully maintained and well cared for throughout, this move in ready property offers stylish and comfortable accommodation ideal for first time buyers, downsizers and a variety of other purchasers alike.

The property enjoys a convenient location close to a range of local amenities and excellent transport links, making it perfectly suited for modern day living while still benefiting from a peaceful residential setting.

The accommodation briefly comprises an entrance hall, a modern and stylish living room, a convenient ground floor WC, and a contemporary fitted kitchen with access out to the rear garden. To the first floor are two excellent double bedrooms, including a spacious primary bedroom with fitted wardrobes, alongside a modern family bathroom finished to a high standard.

Externally, the property boasts a lovely rear garden with both paved and lawned areas, creating a fantastic sun trap ideal for relaxing or entertaining during the warmer months. To the front, there is the added benefit of off-street parking.

A beautifully presented home in a sought-after location, offering style, practicality and move in ready accommodation throughout.

BOOK YOUR VIEWING NOW!

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 B.

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

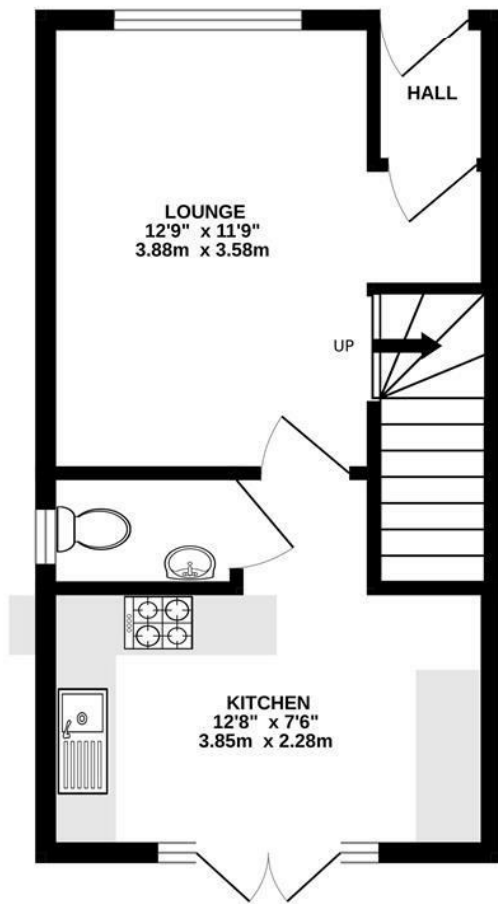
Symonds + Greenham have been informed that this property is Freehold.

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

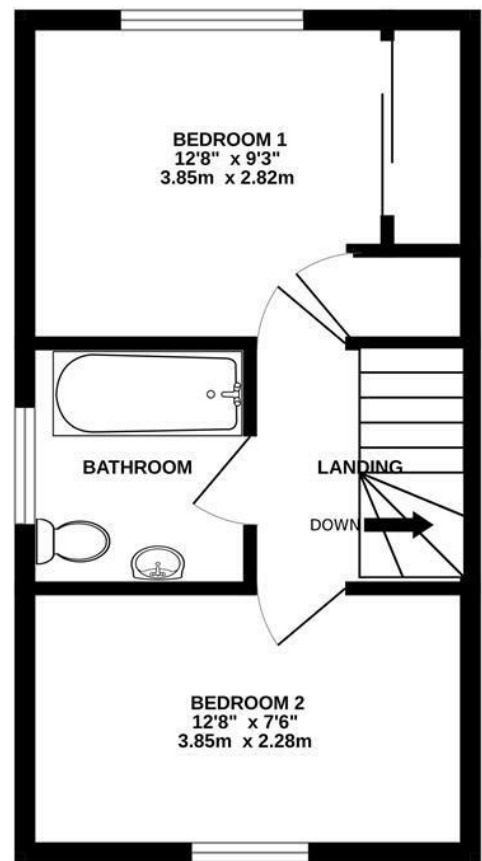
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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)	A		98
(81-91)	B		84
(69-80)	C		
(55-68)	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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	

