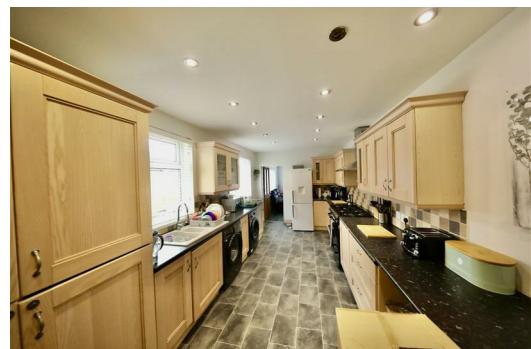




SYMONDS + GREENHAM

Estate and Letting Agents



21 Melrose Street, Hull, HU3 6ES

£140,000

Symonds and Greenham are delighted to bring to the market this spacious four bedroom mid terraced family home, situated on Melrose Street just off Anlaby Road. Ideally positioned within easy reach of a wide range of local amenities, shops and transport links, the property is perfectly placed for convenient day to day living and would make an excellent home for growing families.

Offering larger than average accommodation throughout, this well proportioned property provides plenty of versatile living space across two floors.

The accommodation briefly comprises a welcoming entrance hall, a spacious open plan living and dining room creating an excellent family and entertaining space, a large fitted kitchen with ample storage and work surface space, and an additional reception room to the rear of the property offering flexibility for a variety of uses.

To the first floor are four well proportioned bedrooms, including a generous primary bedroom benefitting from a walk in wardrobe, along with a family bathroom.

Externally, the property enjoys a lovely rear garden featuring both lawned and decked areas, providing an ideal outdoor space for relaxing or entertaining.

This is a fantastic opportunity to acquire a substantial family home in a convenient and popular location. Early viewing is highly recommended.

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.

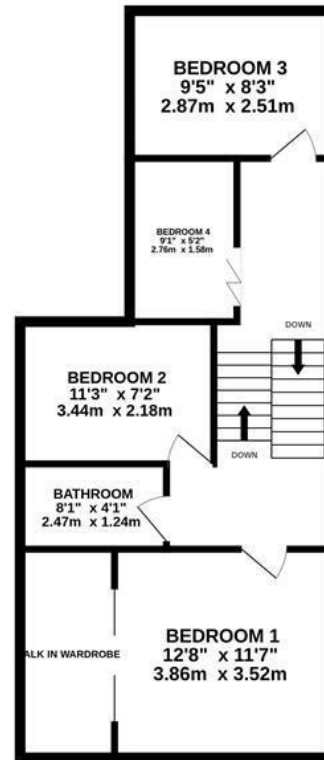
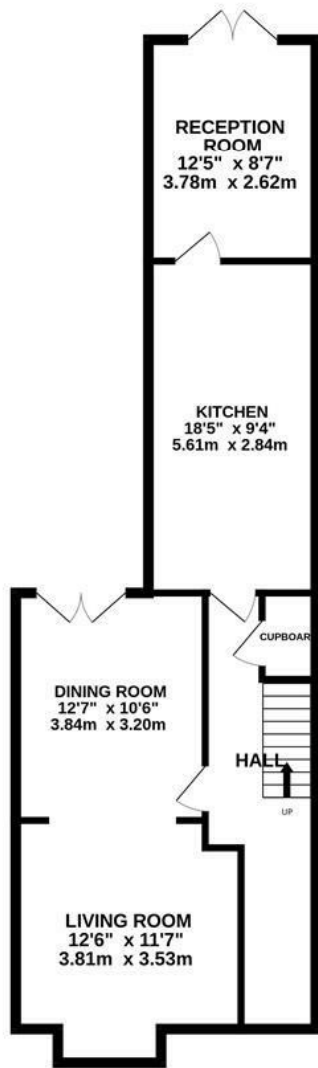
TENURE

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

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.



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			
(81-91) B			
(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	

