



SYMONDS + GREENHAM

Estate and Letting Agents



75 Sharp Street, Hull, HU5 2AF

£135,000

STYLISH AND READY TO MOVE INTO, THIS SPACIOUS THREE-BEDROOM HOME BOASTS OPEN-PLAN LIVING, A VERSATILE CONVERTED LOFT, A SOUTH-FACING REAR GARDEN, AND A SOUGHT-AFTER HU5 LOCATION CLOSE TO NEWLAND AVENUE.

Nestled in the popular HU5 area of Hull, this delightful mid-terrace house on Sharp Street presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. The property features a south-facing rear garden, perfect for enjoying sunny afternoons.

Upon entering, you will find an inviting open-plan living and dining area that creates a warm and welcoming atmosphere. The modern kitchen is well-equipped, making it ideal for both cooking and entertaining. The ground floor also features a conveniently located bathroom, enhancing the practicality of the home.

Upstairs, the property offers three comfortable bedrooms, providing ample space for family or guests. Additionally, the converted loft space adds versatility, allowing for a home office, playroom, or extra storage.

The location is truly a highlight, situated just a short distance from the vibrant amenities of Newland Avenue. Here, you will discover a delightful array of cafes, bars, and independent shops, catering to all your needs. The area is well-served by excellent transport links and is close to reputable schools, making it a fantastic choice for families and professionals alike. This charming property combines modern living with a prime location, making it a must-see for anyone looking to settle in Hull. Don't miss the chance to make this lovely house your new home.

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.

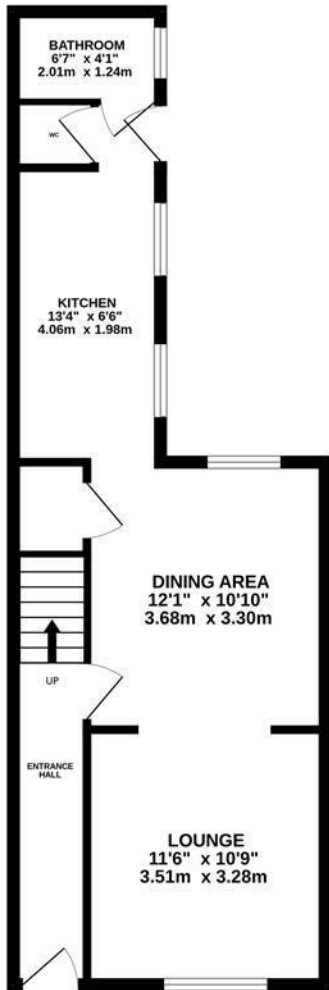
TENURE

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

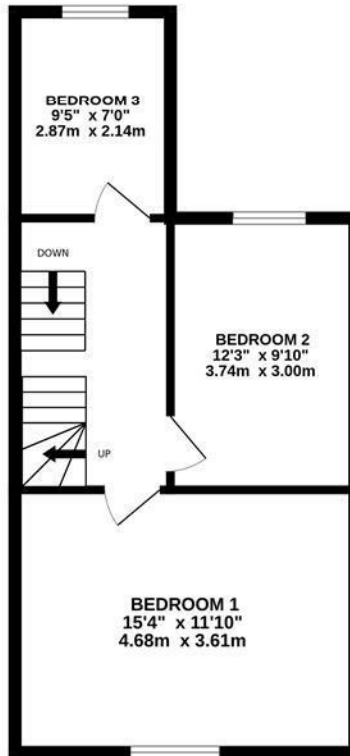
VIEWINGS

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

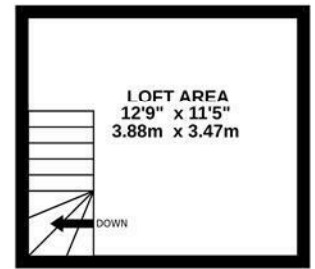
GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
152 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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	

