



SYMONDS + GREENHAM

Estate and Letting Agents



5 Dayton Road, Hull, Yorkshire HU5 5TG

Price £95,000

SPACIOUS KITCHEN EXTENSION - OPEN PLAN KITCHEN DINER - TWO DOUBLE BEDROOMS - EXCELLENT HU5 LOCATION

This wonderful two bedroom home is situated on Dayton Road off County Road South close to well regarded schools and walking distance from a host of local amenities. The property would be perfect for a first time buyer looking to get their foot on the property ladder. It is well decorated throughout and set up perfectly for modern living with a large open plan lounge/diner and extended spacious kitchen to the ground floor and two double bedrooms and a bright bathroom suite to the first floor. Externally the westerly facing rear garden is quite the sun trap offering the perfect place to relax or entertain guests throughout the summer and there is the added benefit of a rear garage providing off street parking or external storage if preferred.

GET YOUR FOOT ON THE PROPERTY LADDER.....BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor and door to the...

LOUNGE/DINER

13'11 max x 18'10 max (4.24m max x 5.74m max)

with bay window, gas fire place, under-stairs storage cupboard and door to the...



KITCHEN

8'5 max x 16'2 max (2.57m max x 4.93m max)

a spacious kitchen with a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, plumbing for washing machine, plumbing for dishwasher, electric oven, conduction hobs with overhead extractor fan, space for fridge-freezer and door to the...



REAR GARDEN

The south westerly facing rear garden is quite the sun trap providing the perfect space to relax or entertain guests throughout the summer. It is mainly laid to artificial turf with some low maintenance bedding to the boundary and enclosed by timber fencing. There is a single garage to the rear with vehicle access via the rear ten-foot providing off-street parking or external storage if preferred



FIRST FLOOR

LANDING

with doors to both bedrooms and door to the...

BATHROOM

5'6 max x 5'11 max (1.68m max x 1.80m max)

with low level WC, pedestal hand basin, heated towel rail, panelled bath with overhead shower attachment and tiled to splash-back areas



BEDROOM 1

10'10 max x 12'5 max (3.30m max x 3.66m; 1.52m max)

a spacious double bedroom with fitted wardrobes and bay window



BEDROOM 2

8'1 max x 8'4 max (2.46m max x 2.54m max)
another good sized double bedroom



CENTRAL HEATING

The property has the benefit of gas central heating

DOUBLE GLAZING

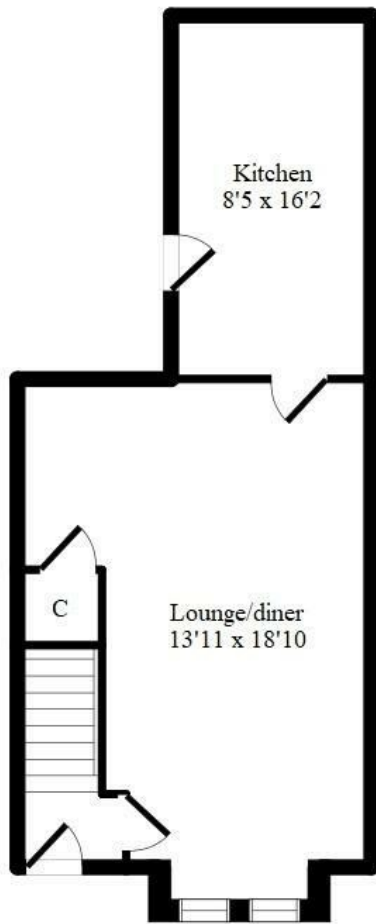
The property has the benefit of double glazing.

VIEWINGS

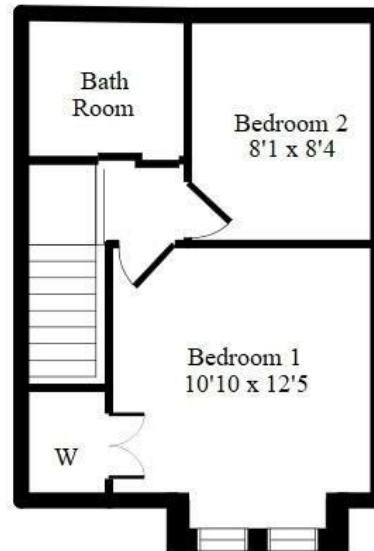
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.



Ground Floor



First Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	85		83
63		59	

