



SYMONDS + GREENHAM

Estate and Letting Agents



26 Taillar Road, Hull, HU12 8GU

£175,000

STUNNING SEMI-DETACHED HOME WITH VIEWS OVERLOOKING OPEN FIELDS TO THE REAR - GORGEOUS MODERN KITCHEN/DINER - SIDE DRIVE AND GARAGE

This semi-detached home is located in the popular market town of Hedon, home to well regarded schools and local amenities including a supermarket, restaurants and public houses. The property would be perfect for a family but could also be suitable for a first time buyer. The property benefits from a beautiful garden to the rear with stunning views over looking open fields, as well as a garage and driveway. Internally the property boasts a stylish living room, a stunning modern kitchen/diner and a convenient downstairs WC to the ground floor. To the first floor you will find two double bedrooms with an en-suite shower room to the master, a single third bedroom currently used as a home office and a gorgeous family bathroom.

LOOKING FOR A BEAUTIFUL FAMILY HOME YOU CAN MOVE STRAIGHT INTO? BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With door to living room and door to...

DOWNSTAIRS WC

With low-level WC and pedestal handbasin



LIVING ROOM

16'5 max x 16'2 max (5.00m max x 4.93m max)
with stairs to first floor and door to...



KITCHEN/DINER

16'2 max x 8'7 max (4.93m max x 2.62m max)

With a range of eye level and base level units with complimentary work surfaces, Belfast sink, double electric oven, induction hob with overhead extractor fan, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, under-stairs cupboard and French patio doors to rear garden.



FIRST FLOOR

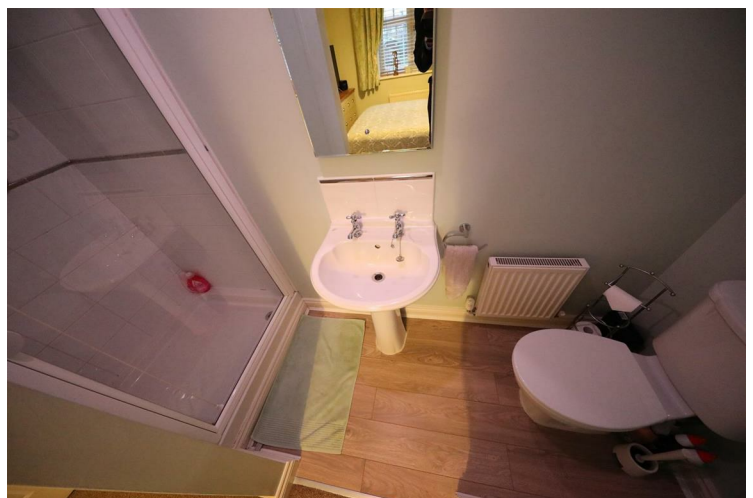
BEDROOM 1

10'8 max x 9'5 max (3.25m max x 2.87m max)
With doorway to...



ENSUITE SHOWER ROOM

With low-level WC, pedestal handbasin, shower cubicle with overhead shower, tiled to splash back areas.



BEDROOM 2

9'6 max x 9'5 max (2.90m max x 2.87m max)



BEDROOM 3

6'7 max x 6'4 max (2.01m max x 1.93m max)

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



BATHROOM

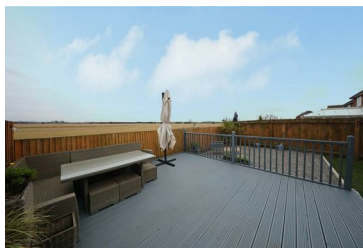
With low-level WC, pedestal handbasin, panelled bath with overhead shower, tiled to splash back areas.



OUTSIDE

The front garden is mainly laid to lawn with a side drive leading to a garage with power supply and lighting.

The rear garden is mainly laid to lawn with a raised decking area and an area laid with gravel.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

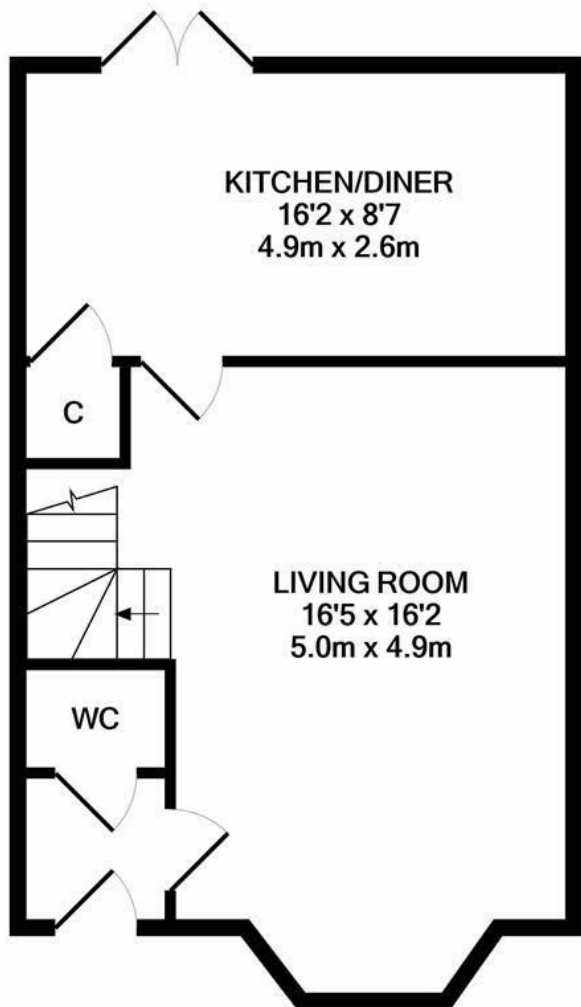
DOUBLE GLAZING

The property has the benefit of double glazing.

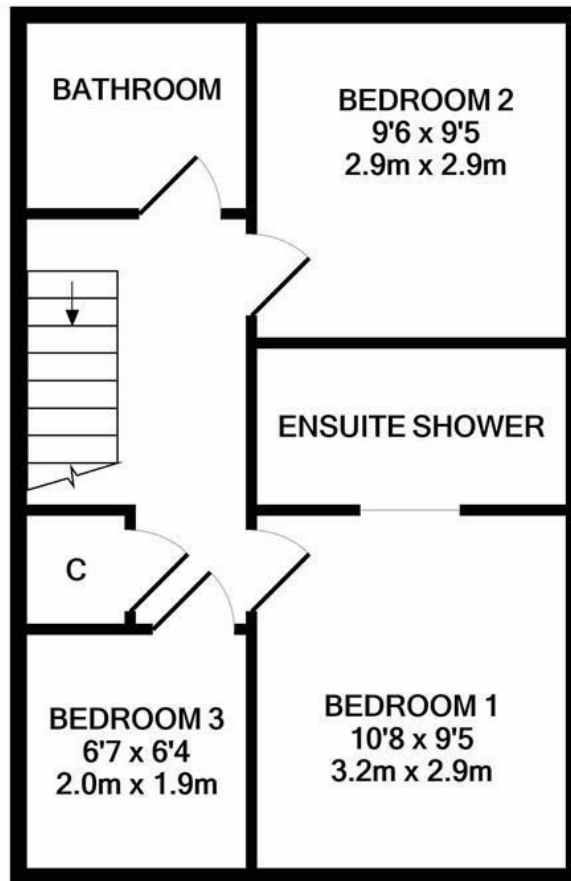
DISCLAIMER

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.

VIEWINGS



GROUND FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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	