



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **36 Hull Road, Hull, Yorkshire HU12 8DF** **£130,000**

**THREE DOUBLE BEDROOMS - MODERN KITCHEN AND BATHROOM - SOUGHT AFTER LOCATION IN THE EAST HULL MARKET TOWN OF HEDON**

This mid-terraced 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 first time buyer but could also be suitable for a family due to the ample living space on offer. The property benefits from a generous garden and a garage to the rear and internally boasts a well decorated living room that leads through to the dining room, a modern kitchen and a modern bathroom to the ground floor and three well decorated double bedrooms to the first floor.

**DON'T MISS OUT ON THIS FANTASTIC HOME...BOOK YOUR VIEWING ASAP!**



## GROUND FLOOR

### PORCH

With door to...

### ENTRANCE HALL

With stairs to 1st floor, door to dining room and door to...

### LIVING ROOM

13'3 max x 10'6 max (4.04m max x 3.20m max)

With electric fire and Open Plan doorway through to...



### DINING ROOM

13'10 max x 10'11 max (4.22m max x 3.33m max)

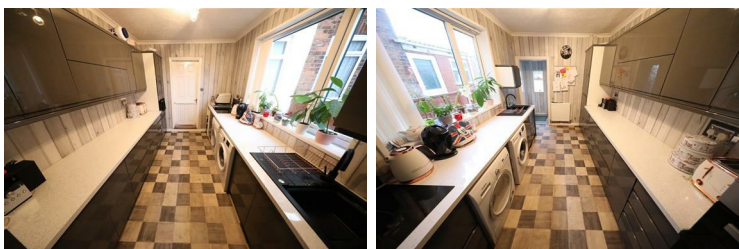
With electric fire, under-stairs storage cupboard and door to...



### KITCHEN

13'4 max x 8'2 max (4.06m max x 2.49m max)

With a range of eye level and base level units with complementing worksurfaces, sink and drainer unit, electric oven, induction hob, integrated microwave, integrated fridge-freezer, plumbing for washing machine, space for tumble dryer and doorway to...



### REAR LOBBY

With door to rear garden and door to...

### BATHROOM

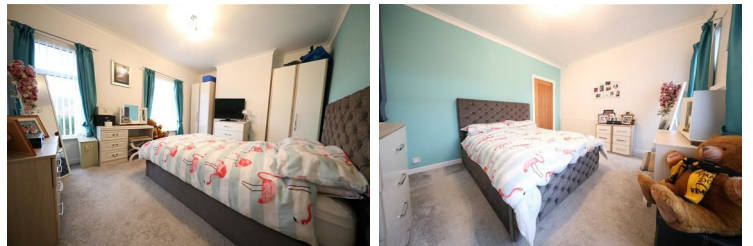
With low-level WC, vanity handbasin, panelled bath with overhead shower, floor to ceiling tiles.



## FIRST FLOOR

### BEDROOM 1

13'11 max x 11' max (4.24m max x 3.35m max)



### BEDROOM 2

10'10 max x 8'7 max (3.30m max x 2.62m max)



### BEDROOM 3

10'10 max x 8'4 max (3.30m max x 2.54m max)

With storage cupboard



### OUTSIDE

The rear garden is mainly laid to lawn with a raised decking area and a garage with a vehicle access via the rear ten-foot.



### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

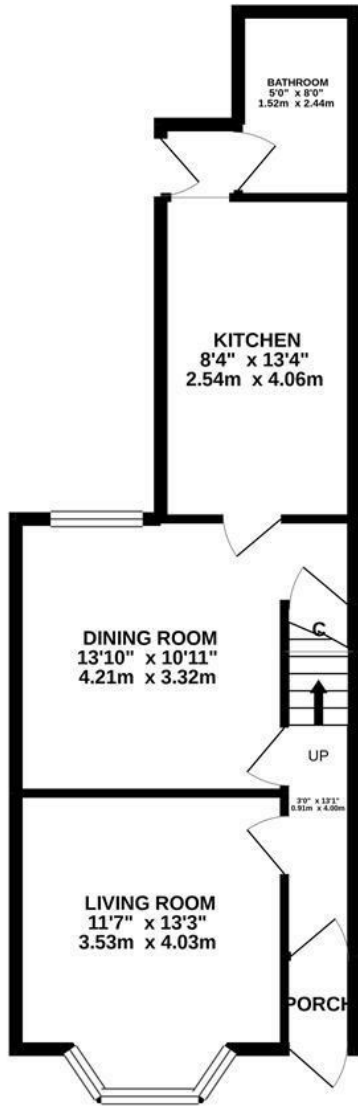
### DISCLAIMER

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

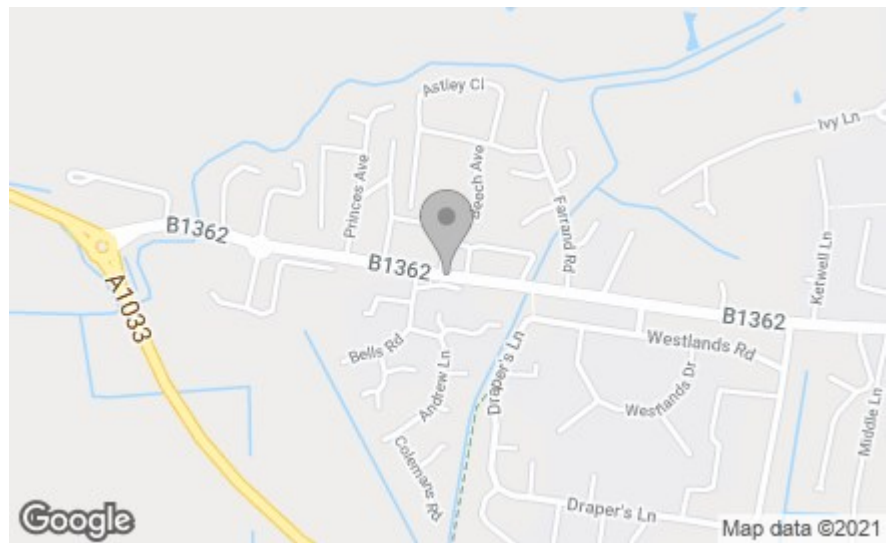
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.





TOTAL FLOOR AREA : 959 sq.ft. (89.1 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
	<b>84</b>
<b>65</b>	

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC