



SYMONDS + GREENHAM

Estate and Letting Agents



144a Parthian Road, Hull, East Yorkshire HU9 4SY **Offers over £135,000**

TENANTED INVESTMENT - THREE BED SEMI DETACHED HOME - FRONT AND SIDE DRIVE - OFF STREET PARKING - GENEROUS OUTDOOR SPACE

This semi detached home is located on Greatfield in East Hull, close to well regarded schools and a host of local amenities including a super-market, a gym and a bakery. The property offers ample living space both inside and out with a tenant in situ making it perfect for an investment opportunity. The property boasts a spacious living room, kitchen and convenient downstairs WC to the first floor and three well proportioned bedrooms and a modern family bathroom to the first floor. Externally the property is located down a quiet drive giving a sense of privacy with a front and side drive providing ample off street parking. There is a low maintenance rear garden providing excellent space to relax or entertain throughout the summer.

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

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor



LIVING ROOM

10'3 max x 14'2 max (3.12m max x 4.32m max)

An excellent sized reception room with bay window



KITCHEN

16'3 max x 9'10 max (4.95m max x 3.00m max)

A spacious kitchen with a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric oven, gas hob with overhead extractor fan, plumbing for washing machine, space for fridge freezer and French doors to the rear garden



DOWNSTAIRS WC

A convenient downstairs toilet with low-level WC and pedestal handbasin



FIRST FLOOR

LANDING



BEDROOM ONE

12'5 max x 9'3 max (3.78m max x 2.82m max)

An excellent sized double bedroom



BEDROOM TWO

12'5 max x 9'3 max (3.78m max x 2.82m max)

A second good sized double bedroom



BEDROOM THREE

6'8 max x 8'5 max (2.03m max x 2.57m max)



BATHROOM

A bright and modern bathroom suite with low-level WC, pedestal handbasin, panel bath with overhead shower attachment and tiles to splashback areas



OUTSIDE



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A

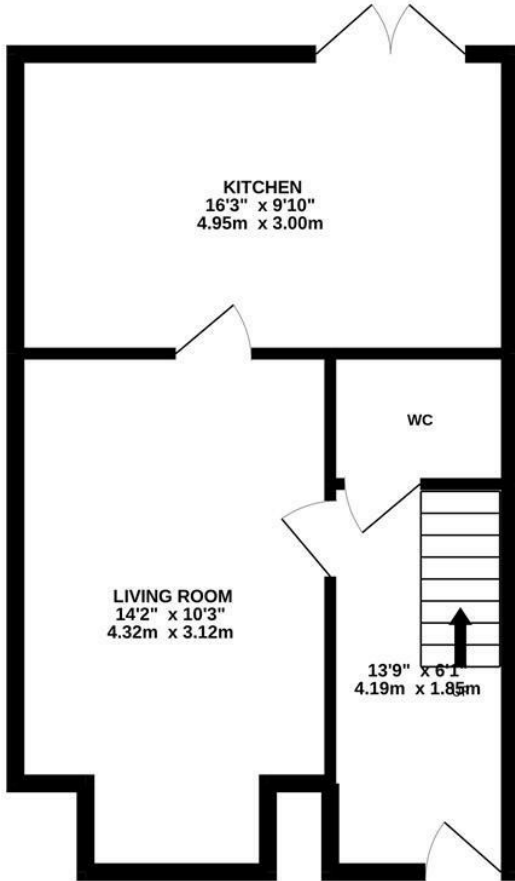
VIEWINGS

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

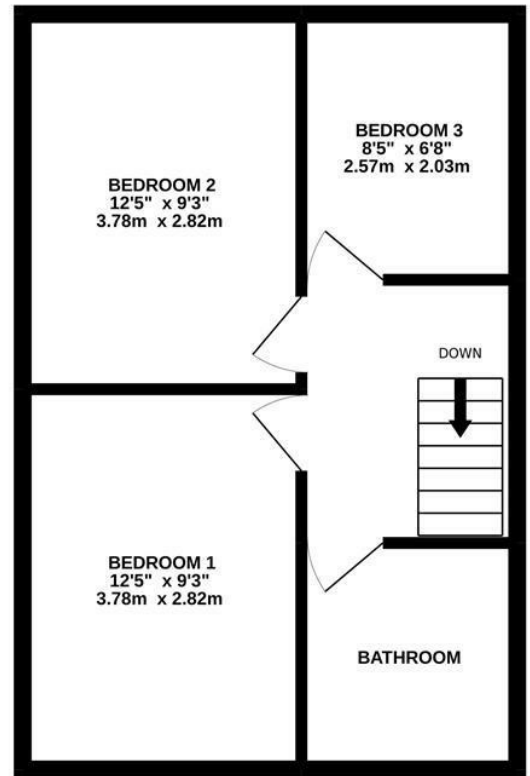
DISCLAIMER

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
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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
	89
76	

Environmental Impact (CO ₂) Rating	
Current	Potential

