



SYMONDS + GREENHAM

Estate and Letting Agents



11 Southfield Road, Hull, East Yorkshire HU5 4ES

Guide price £185,000

EXCEPTIONAL THREE BED SEMI DETACHED - PRIME LOCATION - PERFECT FAMILY HOME - BEAUTIFUL REAR GARDEN

Introducing this inviting semi detached home nestled on Southfield Road, a tranquil residential street situated just off the bustling Bricknell Avenue. Its strategic location ensures that residents have access to a wide range of amenities and are in close proximity to highly regarded schools. Additionally, this home offers seamless transportation connections to both Hull city centre and the charming village of Cottingham, making it a highly convenient place to live.

Step inside and you'll find a welcoming entrance hall that sets the tone for the rest of the house that leads to a spacious living room, ideal for family gatherings and relaxation. Adjacent to the living room is a well-proportioned dining room, perfect for hosting meals and celebrations. The kitchen boasts ample space with a convenient layout, making it a central hub for daily activities and meal preparations.

Upstairs, the property offers two generously sized double bedrooms, both bathed in natural light and offering a comfortable retreat. There is also a single bedroom, which can serve as a cozy space for a child, a guest room, or a home office, depending on your needs. The stylishly designed family bathroom is not only functional but also a space where you can unwind and rejuvenate.

One of its standout features is the beautiful rear garden, a serene oasis that promises relaxation and outdoor enjoyment.

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

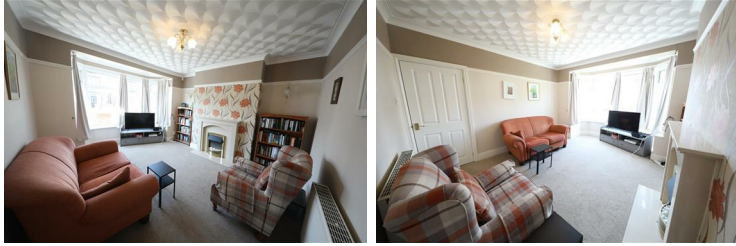
GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, under-stairs cupboard, door to dining room, door to kitchen and door to...

LIVING ROOM

15'5 max x 12' max (4.70m max x 3.66m max)
with electric fire and bay window



DINING ROOM

12' max x 11'11 max (3.66m max x 3.63m max)
with gas fire and french doors to rear garden



KITCHEN

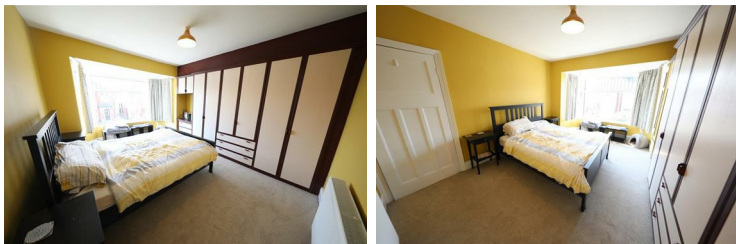
18'10 max x 7'3 max (5.74m max x 2.21m max)
with a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with over head extractor fan, integrated fridge freezer, plumbing for washing machine and dishwasher and door to rear garden



FIRST FLOOR

BEDROOM 1

15'5 max x 11'7 max (4.70m max x 3.53m max)
with fitted wardrobes and bay window



BEDROOM 2

12' max x 11'11 max (3.66m max x 3.63m max)
with storage cupboard



BEDROOM 3

8'1 max x 6' max (2.46m max x 1.83m max)



BATHROOM

with low level WC, vanity hand basin, panelled bath with over head shower, heated towel rail, floor to ceiling tiles



OUTSIDE

The front garden is mainly laid to gravel.
The rear garden is mainly laid to lawn with a block paved patio area, some low maintenance shrubbery, a timber shed and a greenhouse.



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.

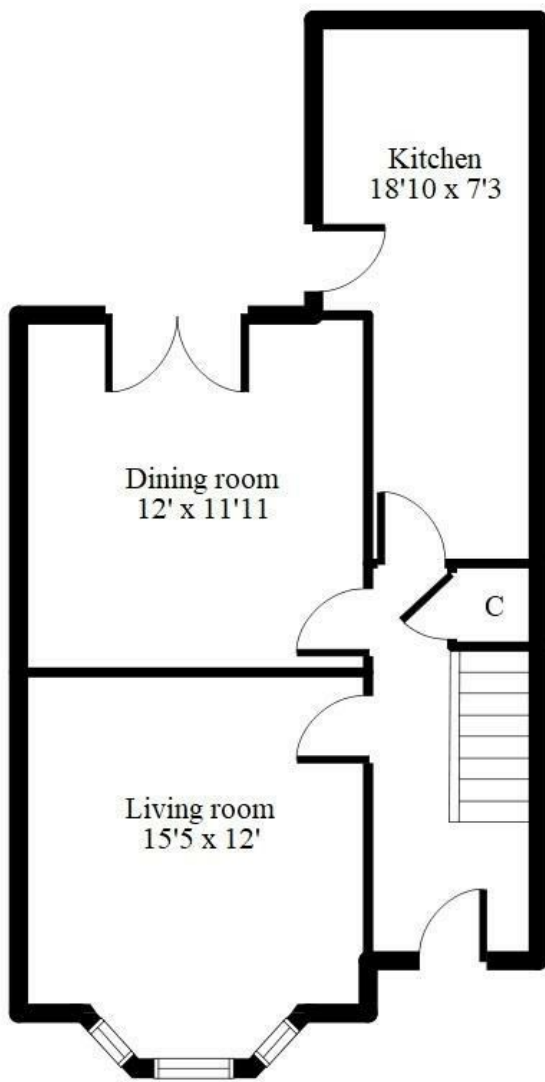
TENURE

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

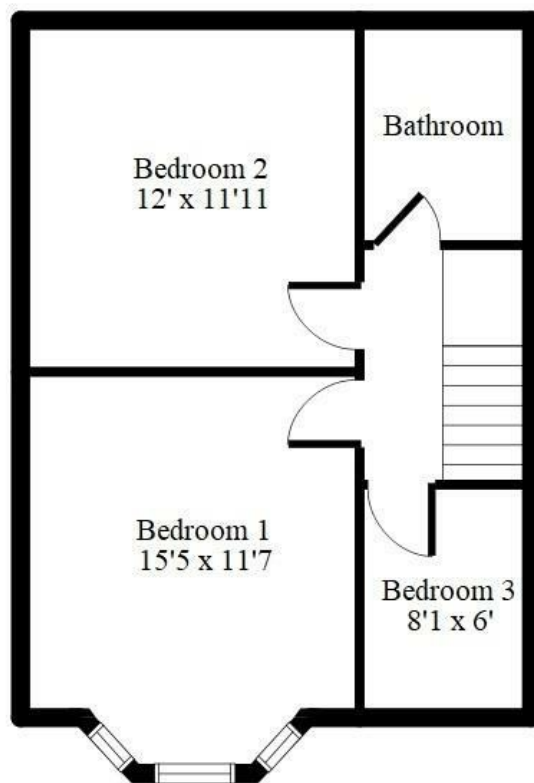
If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

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



Ground floor



First floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	84
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	82
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
53	
England & Wales	EU Directive 2002/91/EC

