



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **276 Parthian Road, Hull, HU9 4TA** **Offers over £125,000**

**NO ONWARD CHAIN - SPACIOUS 2 BED SEMI DETACHED - GARAGE AND OFF STREET PARKING - HUGE REAR GARDEN - TWO RECEPTION ROOMS**

Introducing a spacious 2 bedroom semi detached property on Parthian Road, this residence stands out with its integral garage and expansive rear garden. Situated conveniently close to amenities and transport links, it offers a blend of comfort and accessibility.

The ground floor features a capacious living room, a well appointed kitchen and a dining room seamlessly integrated with an integral garage. The thoughtful design enhances both functionality and aesthetics. Moving to the first floor, two generously sized double bedrooms and a bathroom provide comfortable living spaces.

Externally, the property boasts off street parking, ensuring convenience for residents. The generous rear garden offers ample outdoor space for various activities and possibilities. This property combines practicality with spacious living, making it an appealing choice for those seeking a comfortable home in a well connected location.

**DO NOT DELAY...BOOK YOUR VIEWING NOW!**



## GROUND FLOOR

### ENTRANCE HALL

a spacious entrance hall with stairs to first floor and door to...

### LIVING ROOM

21'10 x 11'4 max (6.65m x 3.45m max)

a spacious living room with gas fire and double doors to rear garden



### KITCHEN

12'4 x 8'3 max (3.76m x 2.51m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for fridge freezer, plumbing for washing machine



### DINING ROOM

10'2 x 9'3 max (3.10m x 2.82m max)

a good sized reception room with sliding doors



### GARAGE

14'6 x 10'7 max (4.42m x 3.23m max)

with power supply and up and over door

## FIRST FLOOR

### LANDING

### BEDROOM 1

15'0 x 9'2 max (4.57m x 2.79m max)

a spacious bedroom with storage cupboard



### BEDROOM 2

11'5 x 10'6 max (3.48m x 3.20m max)

a good sized bedroom with storage cupboard



### BATHROOM

a spacious bathroom with low level w.c, sink basin with vanity unit, panelled bath with hand held shower attachment and corner shower cubicle



### OUTSIDE

a generous rear garden with lawn, pavers, artificial grass and gravel with shed and greenhouse, enclosed by timber fencing  
To the front the property benefits from off street parking



### CENTRAL HEATING

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

### COUNCIL TAX BAND

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

### 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.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **TENURE**

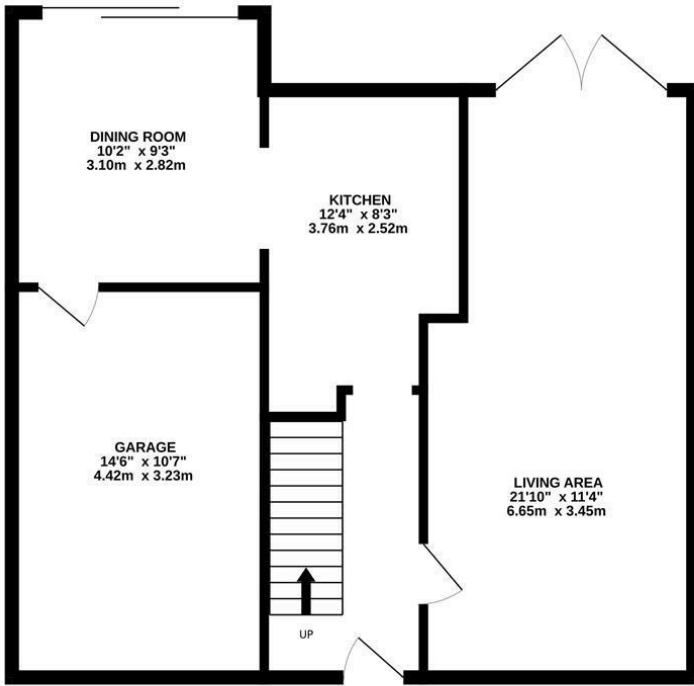
Symonds + Greenham have been informed that this property is Freehold.

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

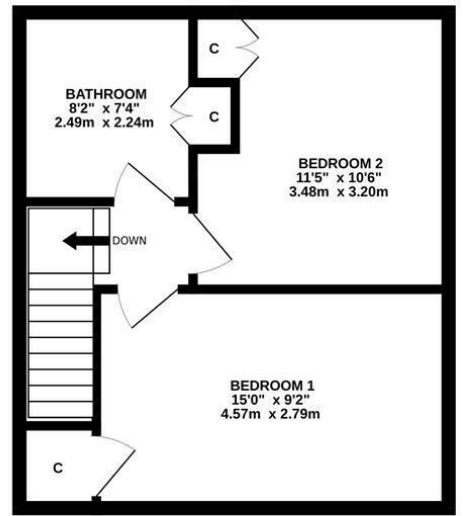
### **VIEWINGS**

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

GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.

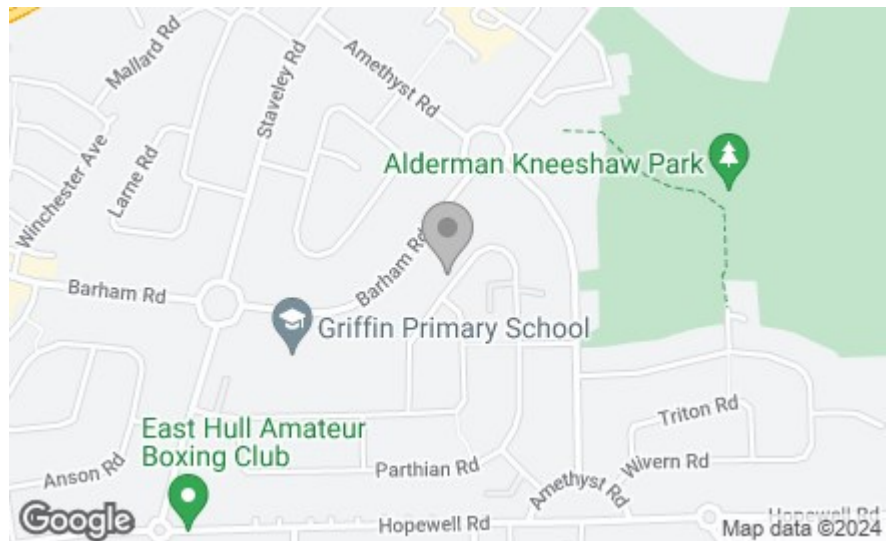


1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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