



SYMONDS + GREENHAM

Estate and Letting Agents



71 Etherington Road, Hull, HU6 7JR **Offers in excess of £130,000**

PERFECT FOR FIRST TIME BUYERS OR FAMILIES - POPULAR LOCATION - WELL DECORATED THROUGH OUT - MODERN KITCHEN - BOARDED LOFT SPACE
- NO CHAIN

Symonds and Greenham are delighted to bring to you this charming three bed property on Etherington Road. Located off Beverley High Road, this home is close to well regarded schools and local amenities and only a short drive from Hull city centre and Kingswood retail park, home to a super market, a cinema and a range of retail outlets and restaurants. The property would be perfect for a first time buyer but could also suit a family. The property is well decorated throughout and benefits from a living room, dining room and kitchen to the ground floor, three bedrooms and a bathroom to the first floor and a generous garden to the rear. The property also has the benefit of boarded loft space that is perfect for storage.

GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING TODAY!!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to dining room and door to...

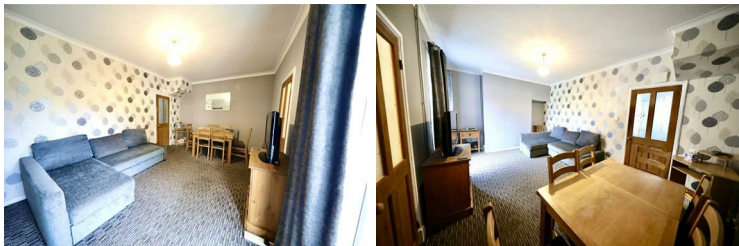
LIVING ROOM

11'3 max x 10'9 max (3.43m max x 3.28m max)



DINING ROOM

16'6 max x 11'3 max (5.03m max x 3.43m max)
with french doors to rear garden and door to...



KITCHEN

9'2 max x 8'5 max (2.79m max x 2.57m max)

With a range of eye level and base level units with complementing work surfaces, sink drainer unit, double electric oven, electric hob with over head extractor fan, integrated fridge-freezer, space for tumble dryer, plumbing for washing machine, an integrated dishwasher and door to...



LEAN TO

with door to rear garden



FIRST FLOOR

BEDROOM 1

10'7 max x 9'9 max (3.23m max x 2.97m max)



BEDROOM 2

10'8 max x 8'3 max (3.25m max x 2.51m max)



BEDROOM 3

8'1 max x 7'8 max (2.46m max x 2.34m max)



BATHROOM

with low level WC, hand basin, panelled bath, floor to ceiling tiles.



OUTSIDE

The property benefits from a rear garden that is mainly laid to lawn.



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.

COUNCIL TAX BAND

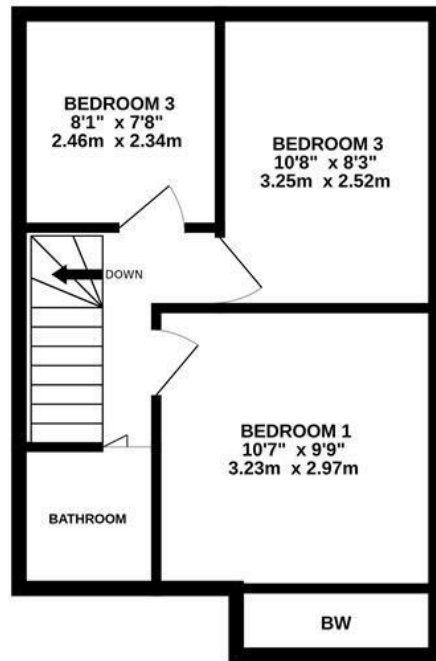
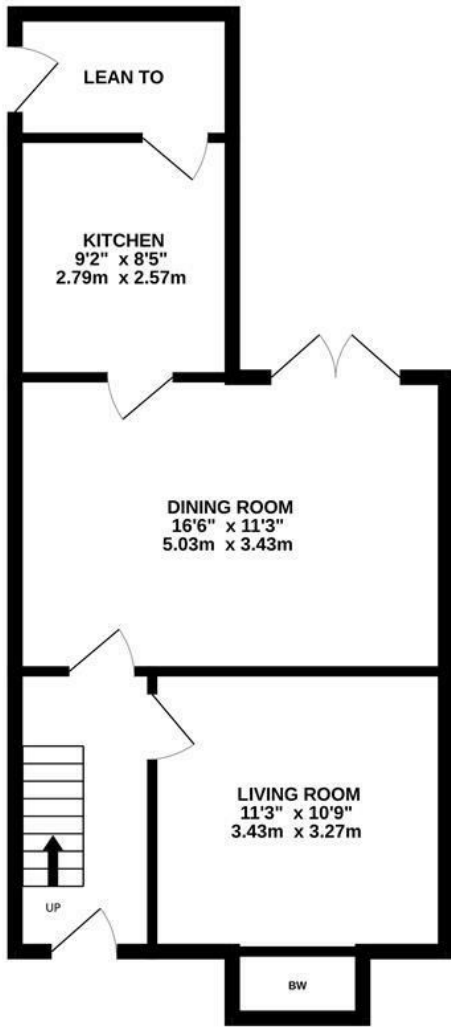
Symonds + Greenham have been informed that this property is in Council Tax Band B.

DISCLAIMER

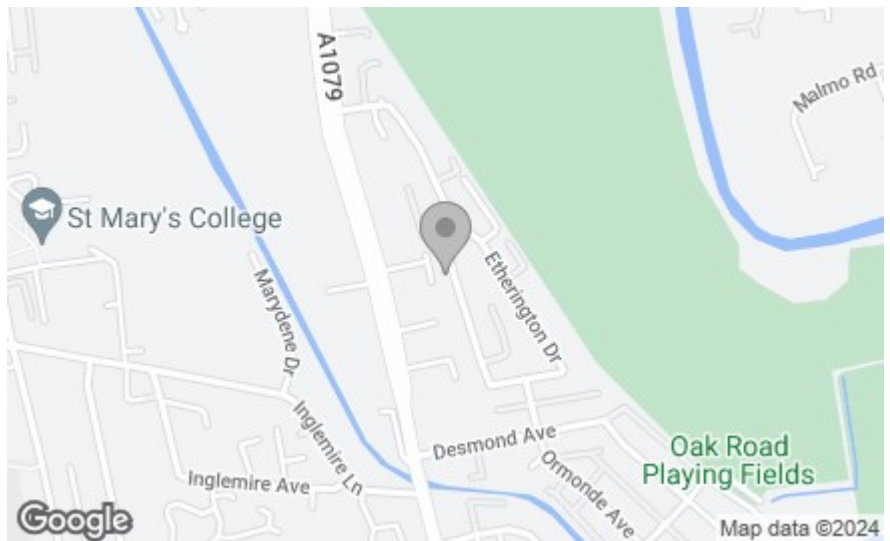
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



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) A	
(81-81) 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	
(81-81) 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