



SYMONDS + GREENHAM

Estate and Letting Agents



300 Hathersage Road, Hull, HU8 0EY **Asking price £170,000**

OUTSTANDING THREE BED SEMI - BRIGHT AND SPACIOUS - OFF STREET PARKING AND GARAGE

Welcome to Hathersage Road, Hull, where comfort and convenience await in this bright and spacious three-bedroom semi-detached home. Situated near a plethora of amenities, including shops, supermarkets, cafes, bars, restaurants, highly regarded schools, and excellent transport links, this property offers the ideal combination of urban living and suburban tranquility. Step inside, and you'll be greeted by a light-filled interior that exudes warmth and comfort. The ground floor features a welcoming lounge, a versatile dining room, and a well-appointed kitchen, providing ample space for both relaxation and entertaining. Venture upstairs to discover three bedrooms, offering comfortable accommodations for family members or guests. A family bathroom completes the upper level, offering convenience and functionality for daily living. Outside, the property boasts off-street parking to the front and a garage, ensuring hassle-free parking for residents and visitors alike. The rear garden, a delightful mixture of paving and grass, offers a charming outdoor space for relaxation, recreation, and al fresco dining. This three-bed semi-detached home on Hathersage Road is an invitation to comfortable living in a well-connected location. Don't miss the opportunity to make this property your own and experience the best of suburban living in Hull.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

13'6 x 12'0 max (4.11m x 3.66m max)

A brilliant family room with plenty of natural light.



DINING ROOM

10'4 x 8'4 max (3.15m x 2.54m max)

Another brilliant family room.



KITCHEN

10'4 x 7'1 max (3.15m x 2.16m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, plumbing for a washing machine and space for a fridge freezer.



FIRST FLOOR

BEDROOM 1

13'8 x 8'6 max (4.17m x 2.59m max)

A brilliant main bedroom with plenty of space for storage.



BEDROOM 2

9'4 x 9'2 max (2.84m x 2.79m max)

Another wonderful bedroom.



BEDROOM 3

11'0 x 6'8 max (3.35m x 2.03m max)



BATHROOM

With a low level WC, a hand basin and a panelled bath with a recently fitted shower attachment.



OUTSIDE

The property benefits from off street parking to the front, a garage and a rear garden that is a mixture of paving and lawn.



CENTRAL HEATING

The property has the benefit of gas central heating and a recently fitted boiler (not tested).

WINDOWS

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX

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

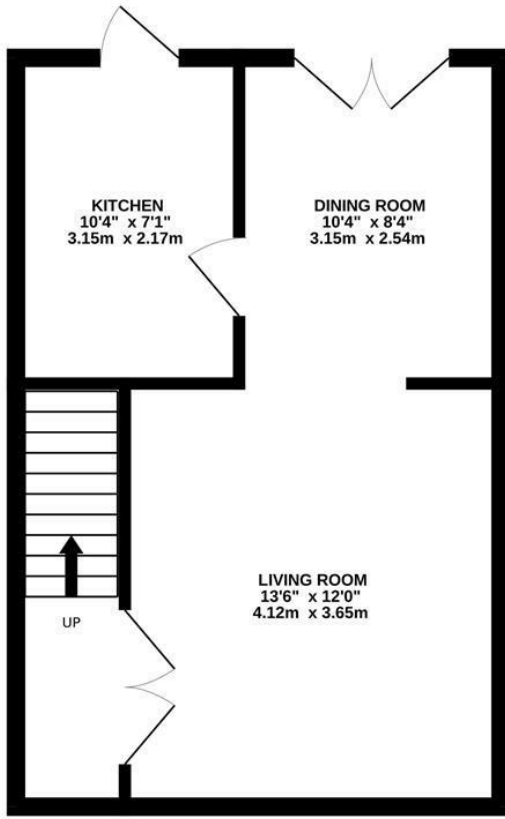
DISCLAIMER

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.

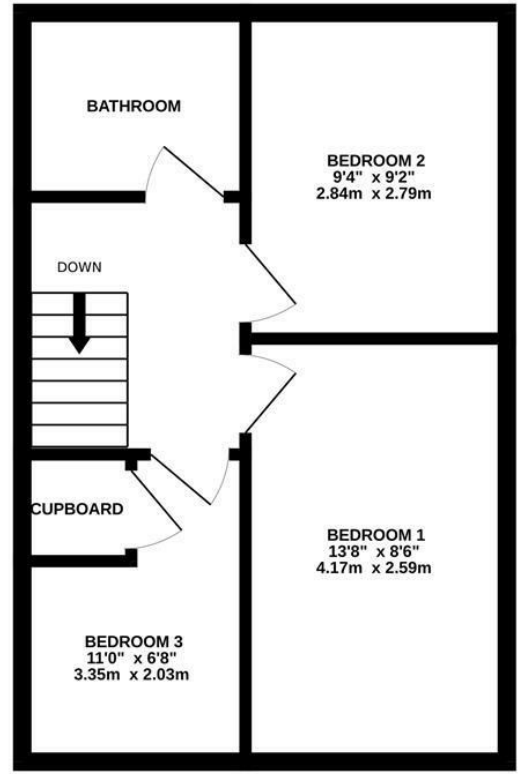
VIEWINGS

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

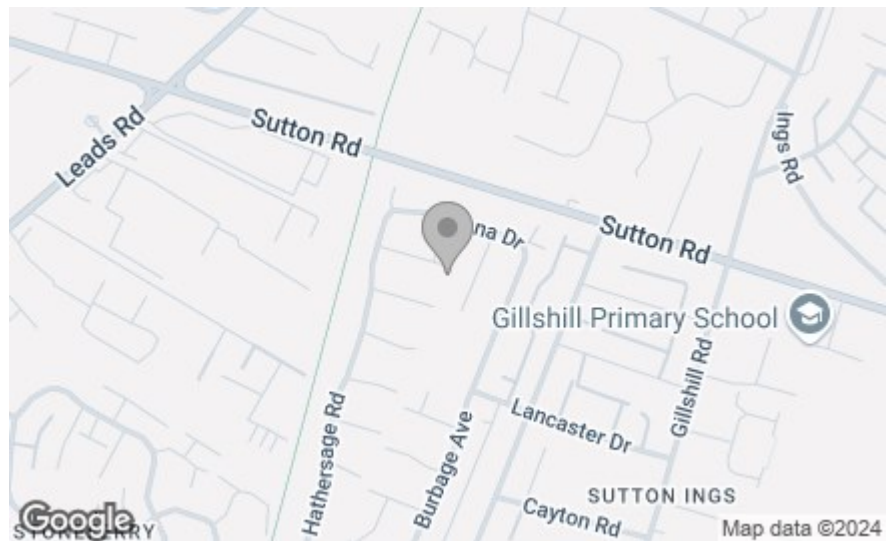
GROUND FLOOR



1ST FLOOR



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	
(92 plus) A	
(81-91) 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	
(81-91) 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