



SYMONDS + GREENHAM

Estate and Letting Agents



174 Windsor Road, Hull, HU5 4HH

£200,000

HIGHLY SOUGHT AFTER LOCATION - THREE BED SEMI - IMMACULATELY PRESENTED - EXCELLENT CATCHMENT AREA

Welcome to this charming 3 bedroom semi detached residence on the sought after Windsor Road, nestled in the heart of HU5. This property enjoys a prime location, perfect for families, and falls within a desirable school catchment area.

Step inside and be greeted by a convenient porch and a downstairs w/c, adding to the functionality of the home. A welcoming hallway leads to an open and inviting living room, offering a comfortable space for relaxation. The generously proportioned kitchen diner provides an ideal setting for culinary endeavours and social gatherings.

Venture upstairs to discover three well proportioned bedrooms, providing ample space for family members to retreat and unwind. A family bathroom complements the layout, catering to your everyday needs.

Externally, the immaculate rear garden is a serene oasis, offering a peaceful escape and room for outdoor activities. The property also boasts a convenient garage and a driveway, ensuring hassle-free off-street parking.

Situated on the popular Windsor Road, this property enjoys a prime location with easy access to local amenities, making it an excellent choice for those seeking a comfortable and well connected lifestyle. Contact Symonds and Greenham today to explore this wonderful opportunity further.

GROUND FLOOR

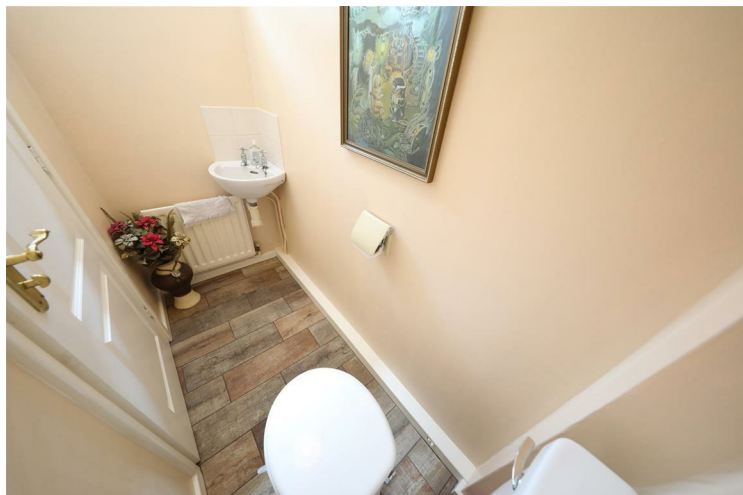
ENTRANCE HALL

a welcoming porch with storage cupboard, door to hallway and door to...



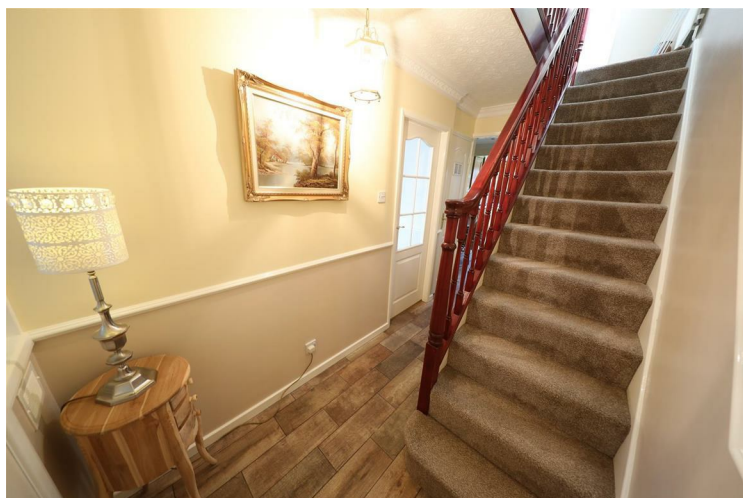
W/C

with low level w/c and pedestal hand basin



HALL WAY

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



LIVING ROOM

24'0 x 12'10 max (7.32m x 3.91m max)
a spacious living area with gas fire



KITCHEN/DINER

18'1 x 9'11 max (5.51m x 3.02m max)

a fantastic kitchen/diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven, integrated microwave, gas hob with overhead extractor fan, integrated dishwasher, integrated washing machine, integrated fridge freezer and door to the rear garden



FIRST FLOOR

LANDING



BEDROOM 1

14'8 x 12'10 max (4.47m x 3.91m max)

a fantastic double bedroom with fitted wardrobes



BEDROOM 2

12'1 x 9'8 max (3.68m x 2.95m max)

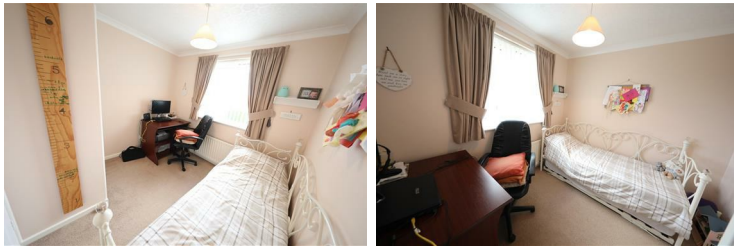
another good sized double bedroom



BEDROOM 3

8'8 x 8'3 max (2.64m x 2.51m max)

a third single bedroom



BATHROOM

a spacious family bathroom, tiled throughout, with low level w/c, pedestal sink basin, panelled bath and separate shower cubicle



OUTSIDE

a pristine, immaculately presented rear garden with lawn, patio area for furniture, water feature and well maintained shaped shrubbery, enclosed by timber fencing



DOUBLE GARAGE

a generously sized double garage with power supply and overhead door

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 C.

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.

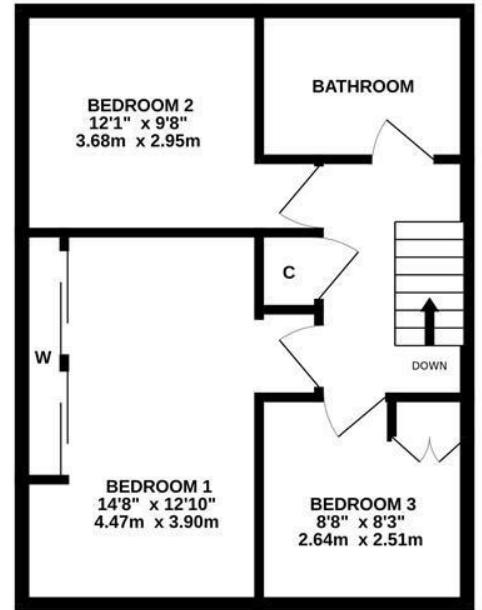
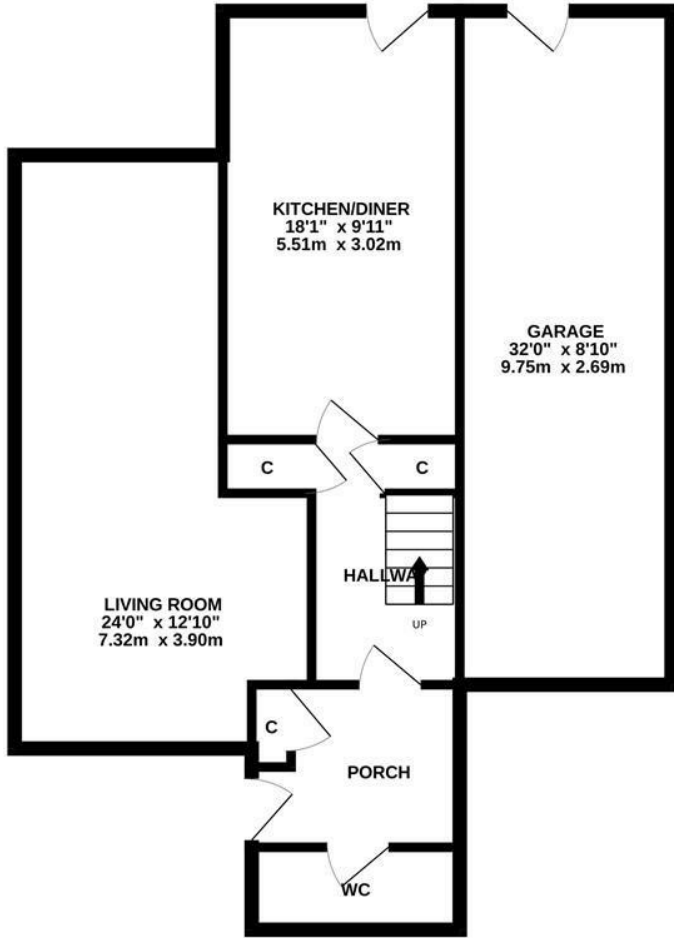
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

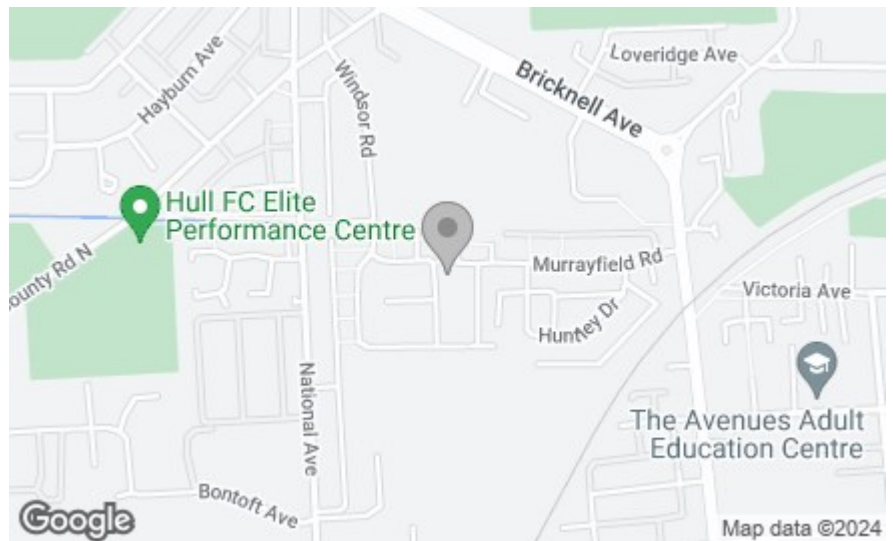
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR

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
	88
	71
<small>Very energy efficient - lower running costs</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (02 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC