



SYMONDS + GREENHAM

Estate and Letting Agents



4 Holyrood Villas New Bridge Road, Hull, HU9 2LU Offers in the region of £80,000

NO ONWARD CHAIN - SPACIOUS THREE BED END TERRACED - THREE DOUBLE BEDROOMS - CLOSE TO LOCAL AMENITIES - EXCELLENT BUS LINKS NEARBY

Nestled away in a tranquil setting just off Newbridge Road, you'll find this charming three bedroom end terraced property on Holywood Villas. It's peaceful location offers convenient access to amenities situated on Southcoates Road and Holderness Road, making daily errands a breeze. With excellent bus links to the city centre, commuting is both convenient and efficient.

Upon entering, you'll find a welcoming entrance hall leading to a spacious living room, providing the perfect space for relaxation and entertainment. The adjacent kitchen offers functionality and convenience, while a lobby and bathroom complete the ground floor layout. Upstairs, three excellent sized bedrooms await, providing comfortable accommodation for residents.

Externally, the property boasts low maintenance front and rear gardens, offering outdoor space for relaxation and enjoyment. Whether it's unwinding in the serene surroundings or exploring the nearby amenities, this property presents an ideal opportunity for a comfortable and convenient lifestyle.

DO NOT DELAY...BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

KITCHEN

11'3 x 10'5 max (3.43m x 3.18m max)

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



LIVING ROOM

11'3 x 10'5 max (3.43m x 3.18m max)

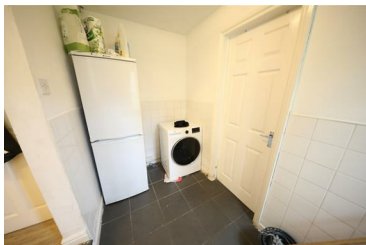
a good sized reception room with bay window



REAR LOBBY

5'0 x 8'9 max (1.52m x 2.67m max)

with plumbing for washing machine and space for fridge freezer



BATHROOM

with low level w/c, sink basin with vanity unit and panelled bath with overhead shower attachment



FIRST FLOOR

BEDROOM 1

14'0 x 11'3 max (4.27m x 3.43m max)

a spacious primary bedroom



BEDROOM 2

11'3 x 9'0 max (3.43m x 2.74m max)

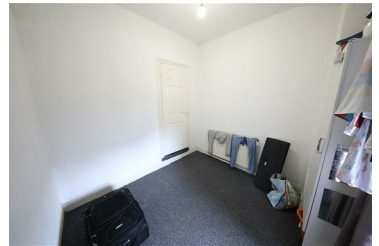
another good sized double bedroom



BEDROOM 3

8'7 x 8'5 max (2.62m x 2.57m max)

a good sized double bedroom



OUTSIDE

The property benefits from low maintenance front and rear gardens, both mainly concrete, enclosed by brick wall, railing and shrubbery to the rear and railing/brick wall to the front.



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.

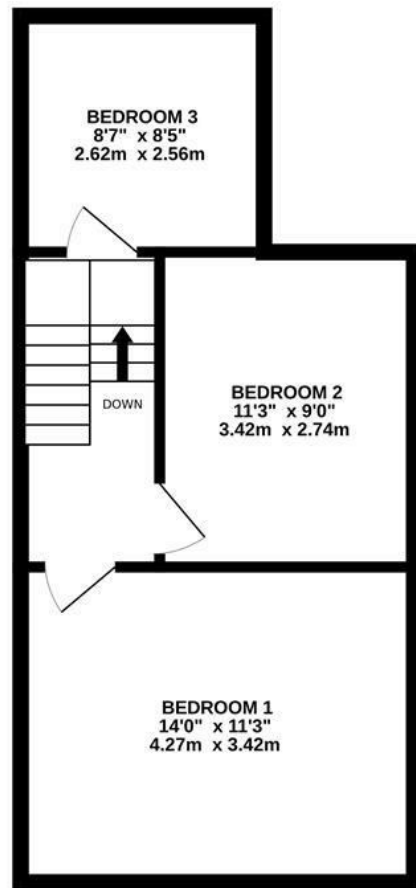
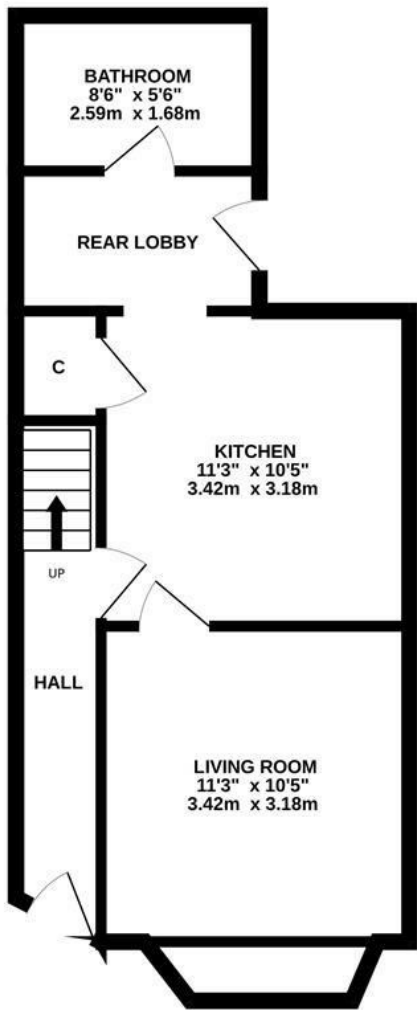
TENURE

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

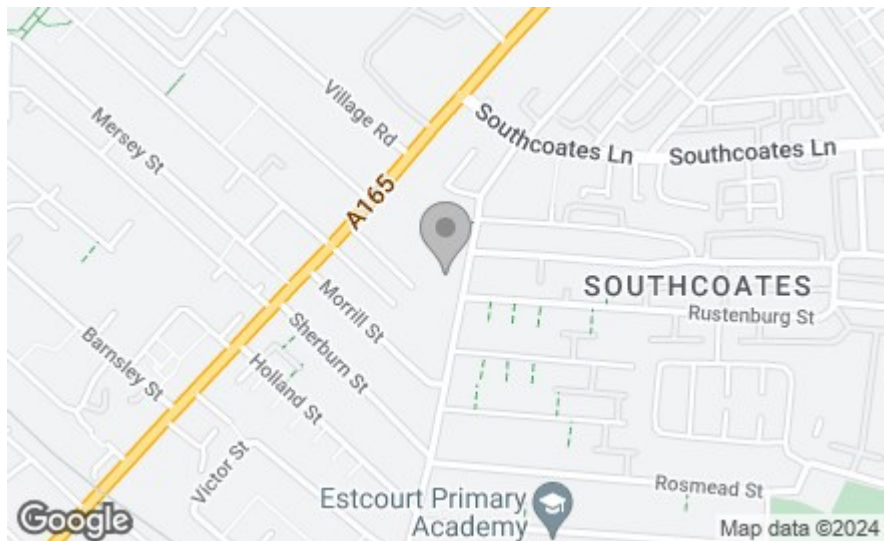
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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



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 errors, 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	80
(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	80
(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