



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **8 Taillar Road, Hull, HU12 8GU**

### **£185,000**

**BEAUTIFUL THREE BED SEMI DETACHED - STYLISHLY PRESENTED THROUGHOUT - OFF STREET PARKING TO REAR - SOUTH FACING GARDEN - OPEN PLAN LIVING**

This charming three bedroom semi detached property on Taillar Road in Hedon offers an ideal residential location, perfect for a small family or first time buyer. Situated close to amenities and a play park, the home combines convenience with a stylish presentation throughout, making it an inviting and comfortable living space.

Upon entering the property, you are welcomed by a spacious entrance hall that leads to a convenient w/c. The ground floor boasts an open plan kitchen diner with an adjoining living room, creating a seamless flow of space that is perfect for both everyday living and entertaining. The kitchen is well appointed with modern fittings and offers ample space for dining, while the adjoining living area provides a cosy and inviting space for relaxation.

Upstairs, the property features three good sized bedrooms, each offering plenty of natural light and space. The primary bedroom includes an en suite for added privacy and convenience, while the family bathroom is stylishly designed with contemporary fixtures and fittings. Each bedroom is thoughtfully designed to provide comfort and functionality, making it an ideal home for a growing family.

Externally, the property boasts a fantastic south facing rear garden, perfect for enjoying the warmer months. The garden features decking and a pergola, providing a wonderful space for alfresco dining and outdoor entertaining. Additionally, there is a private drive to the rear of the property, offering the added bonus of off street parking.

This delightful property on Taillar Road combines modern living with a prime location, making it a standout choice for those seeking a quality home in Hedon.

**BOOK YOUR VIEWING NOW!**



## GROUND FLOOR

### ENTRANCE HALL

### KITCHEN DINER

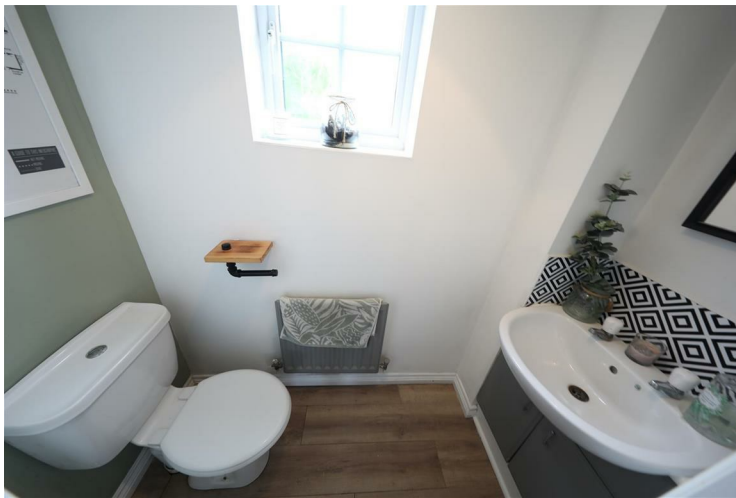
16'6 x 13'1 max (5.03m x 3.99m max)

a fantastic open plan kitchen diner with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with drainer unit, integrated oven with electric hob and overhead extractor fan, plumbing for washing machine, space for fridge freezer and double doors to the rear garden



### W/C

with low level w/c and sink basin with vanity unit



### LIVING ROOM

16'1 x 9'9 max (4.90m x 2.97m max)

a stylishly presented living room with electric fire



## FIRST FLOOR

### BEDROOM 1

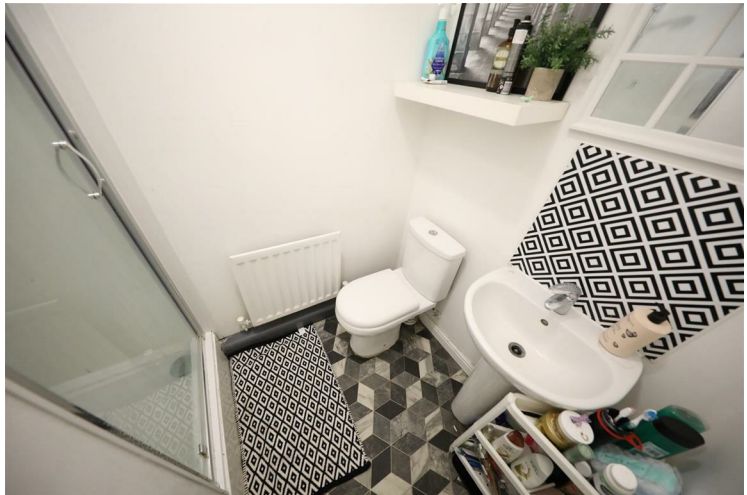
11'7 x 9'10 max (3.53m x 3.00m max)

a lovely primary bedroom with door to...



### EN SUITE

with low level w/c, pedestal sink basin and shower cubicle



### BEDROOM 2

11'5 x 9'11 max (3.48m x 3.02m max)

another beautifully presented double bedroom



### BEDROOM 3

9'7 x 6'5 max (2.92m x 1.96m max)



### BATHROOM

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



### VIEWINGS

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

### 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.

### OUTSIDE

a fantastic south facing rear garden with raised decking area, lawn and gravelled area with pergola, enclosed by timber fencing



### PARKING

The property benefits from a rear drive providing off street parking for 2 vehicles



### 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

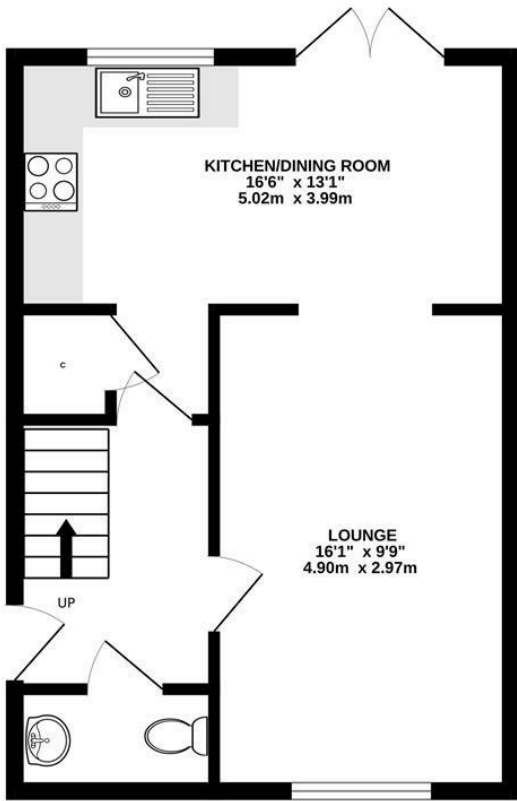
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### DOUBLE GLAZING

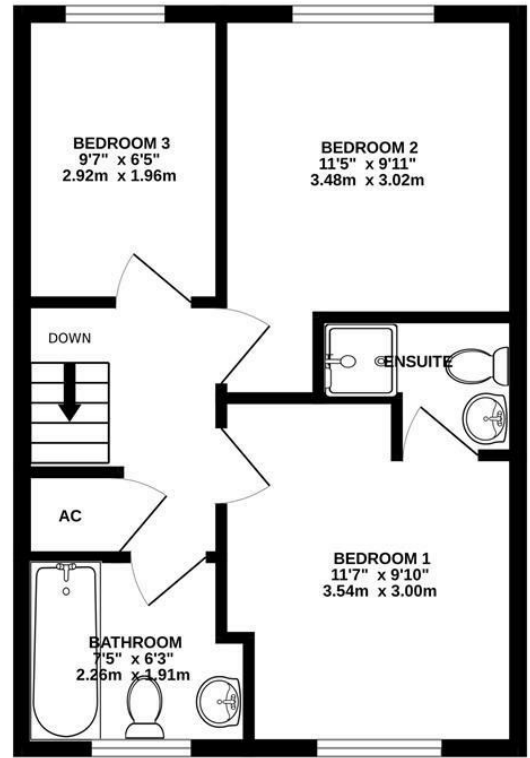
The property has the benefit of double glazing.



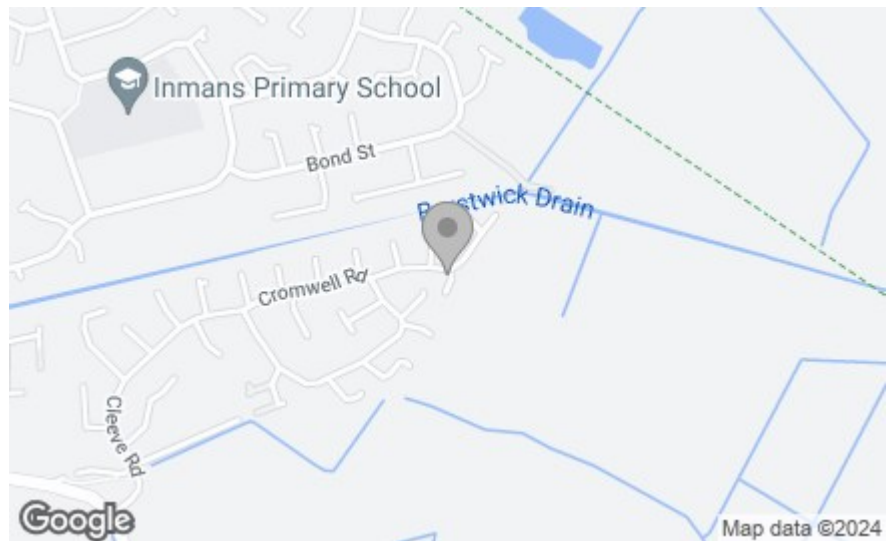
GROUND FLOOR



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
	73		85
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	