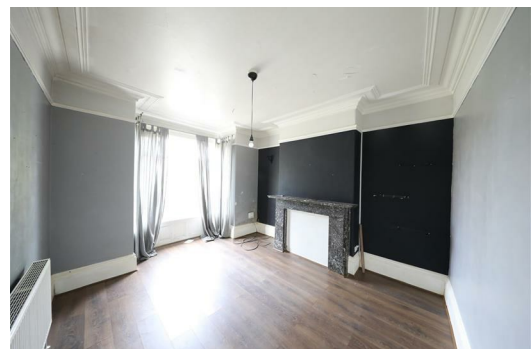
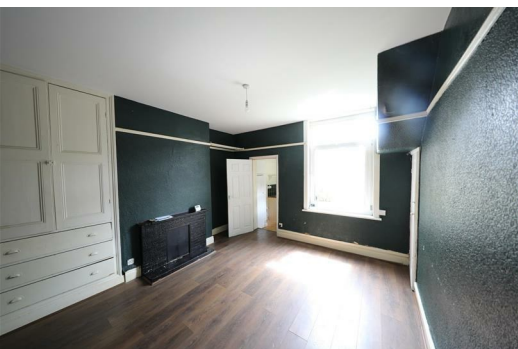




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **172 Hull Road, Hesse, East Yorkshire HU13 9NH**

### **Offers in the region of £130,000**

THREE BEDROOM HOME - POPULAR HESSE LOCATION - IN NEED OF MODERNISATION - SOLD AS SEEN

Nestled in the sought-after Hull Road of Hesse, this charming mid-terrace house offers a fantastic opportunity for those looking to create their dream home. Boasting two reception rooms, three cosy bedrooms, and a family bathroom, this property provides ample space for comfortable living. The ground floor comprises a welcoming lounge, a spacious dining room, and a kitchen, perfect for hosting gatherings with family and friends. Additionally, an expansive outbuilding attached downstairs presents endless possibilities for a creative homeowner. Conveniently located close to an array of amenities including shops, supermarkets, cafes, bars, restaurants, and schools, this property ensures that everything you need is just a stone's throw away. Whether you're looking to grab a quick bite to eat or shop for daily essentials, this location has you covered. Step outside to discover a rear garden, predominantly laid with concrete, offering a low-maintenance outdoor space ideal for relaxing on sunny days. While this property requires modernisation, the potential it holds is truly exciting. With a little vision and some TLC, this house could be transformed into a stunning and comfortable home that perfectly suits your lifestyle. Don't miss out on this fantastic opportunity to make this property your own in this desirable location.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**



## GROUND FLOOR

### LIVING ROOM

12'9 x 12'4 max (3.89m x 3.76m max)

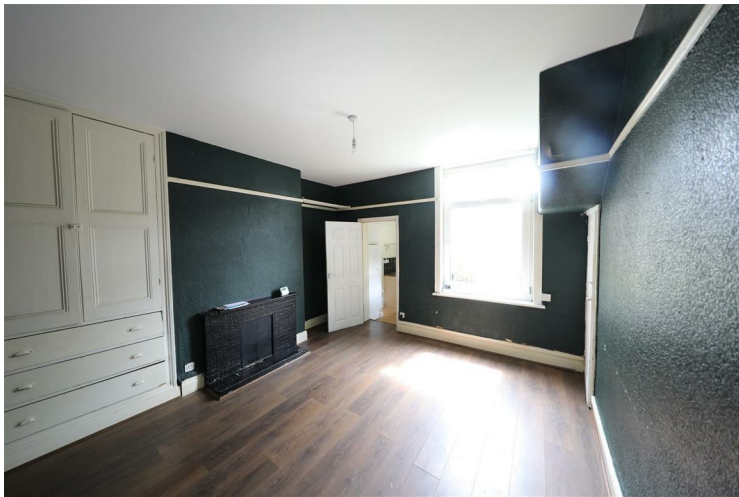
A family room with plenty of space.



### DINING ROOM

13'0 x 12'7 max (3.96m x 3.84m max)

Another family room.



### KITCHEN

9'8 x 6'4 max (2.95m x 1.93m max)

With base level units and a sink and drainer unit.



## FIRST FLOOR

### BEDROOM 1

11'9 x 12'4 max (3.58m x 3.76m max)

A well sized bedroom.



### BEDROOM 2

12'9 x 11'8 max (3.89m x 3.56m max)

Another bedroom with space for storage.



### BEDROOM 3

13'0 x 5'4 max (3.96m x 1.63m max)



## BATHROOM

With a low level WC, a bath and a hand basin.



## OUTSIDE

The por



## 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

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

## COUNCIL TAX

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

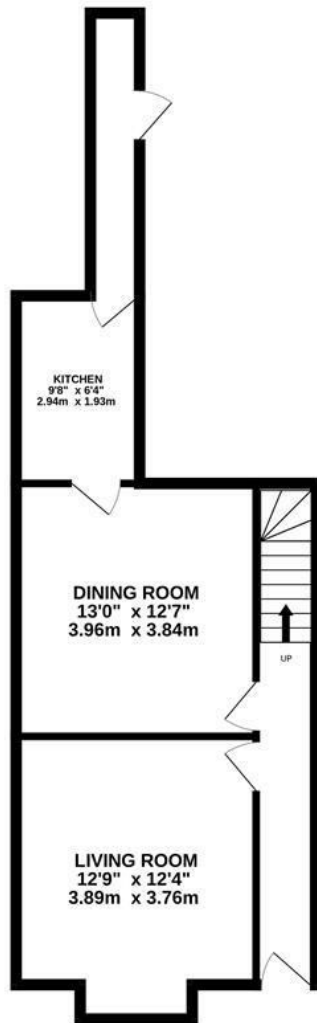
## VIEWINGS

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

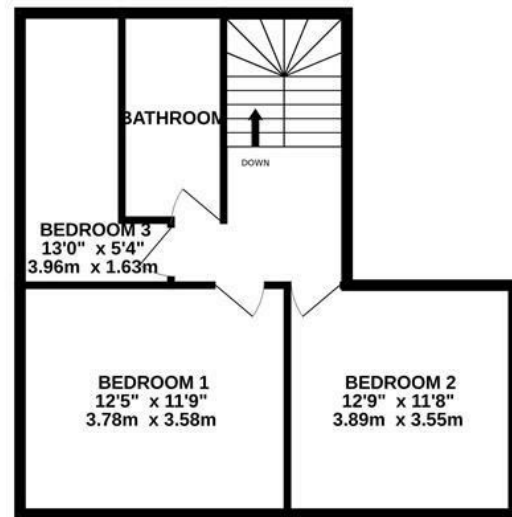
## DISCLAIMER

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.

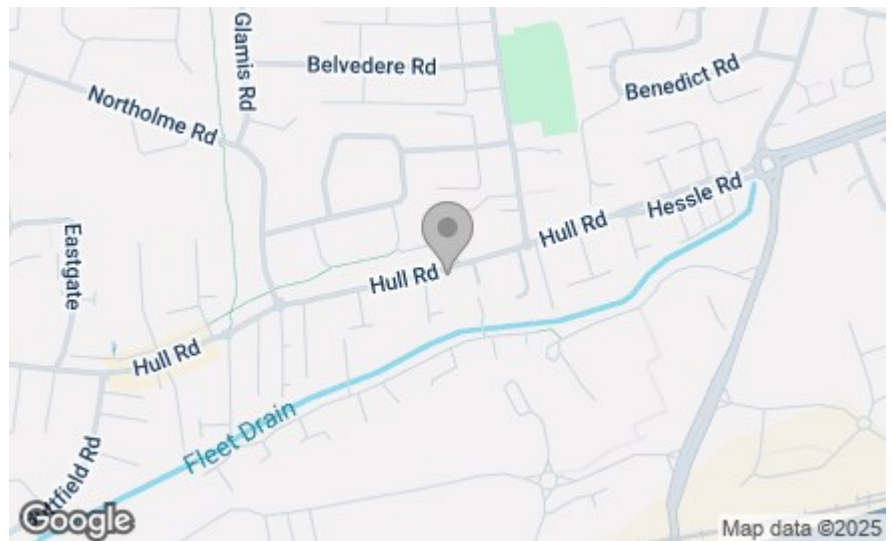
GROUND FLOOR



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.  
Made with Metropix ©2024



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	