



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **52 Staithes Road, Hull, HU12 8TB** **Offers over £235,000**

**GORGEOUS SEMI-DETACHED HOME BOASTING TONS OF CHARM AND CHARACTER WITH A HUGE REAR GARDEN AND OFF-STREET PARKING - NO ONWARD CHAIN!!**

This delightful semi-detached home is located in the East Hull village of Preston home to well regarded schools and with good transport links to Hull city centre and the neighbouring market town of Hedon which boasts supermarkets, public houses and restaurants. The property would be perfect for a first time buyer looking for a home that they could move straight into, but could also be suitable for a small family. The property has been refurbished and redecorated by the current owners and now boasts a stylish dining room, a gorgeous living room, a stunning modern kitchen, a convenient utility room and a downstairs WC to the ground floor, with two double bedrooms and a bathroom to the first floor. Outside the property benefits from off-street parking to the front and a huge garden to the rear!

**HOMES OF THIS SIZE, QUALITY AND LOCATION AREN'T ON THE MARKET FOR LONG...BOOK YOUR VIEWING ASAP!**

## GROUND FLOOR

### ENTRANCE HALL

### DINING ROOM

12'11 max x 11'11 max (3.94m max x 3.63m max)  
with open fire place



### LIVING ROOM

15'5 max x 13'11 (4.70m max x 4.24m)  
with log burning stove, stairs to first floor and french patio doors to rear garden



### KITCHEN

14'7 max x 7'9 max (4.45m max x 2.36m max)  
With a range of base level units with complementing work surfaces, sink and drainer unit, range master cooker, space for fridge-freezer and door to rear garden.



### UTILITY ROOM

with plumbing for washing machine and storage cupboard

### DOWNSTAIRS WC

With low-level WC and handbasin

## FIRST FLOOR

### BEDROOM 1

15'5 max x 10'8 max (4.70m max x 3.25m max)  
With fitted wardrobes



### BEDROOM 2

11'8 max x 9'10 max (3.56m max x 3.00m max)  
with feature fire place



### BATHROOM

with low level WC, pedestal hand basin, claw foot bath, shower cubicle with over head shower, heated towel rail, tiled to splash back areas.



### OUTSIDE

The front of the property is mainly laid with gravel with a side drive providig off-street parking.  
The rear garden is mainly laid to lawn with a paved patio area, an area laid with gravel, some low maintenance shrubbery and a timber shed. There is gated vehicular access to the rear.



### **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.

### **COUNCIL TAX BAND**

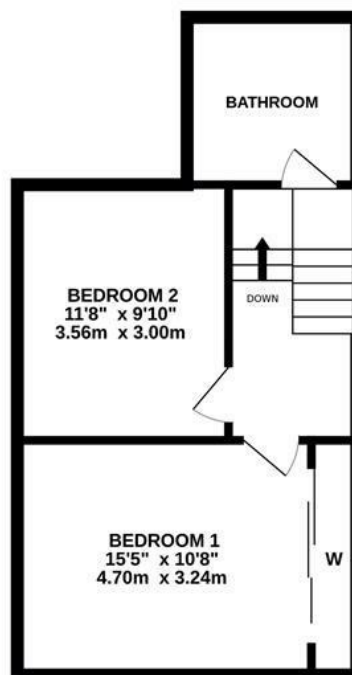
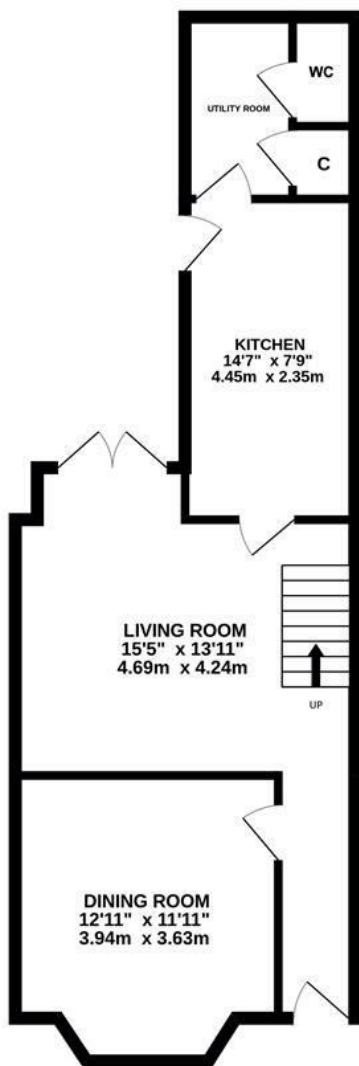
Symonds + Greenham have been informed that this property is in Council Tax Band B.

### **DISCLAIMER**

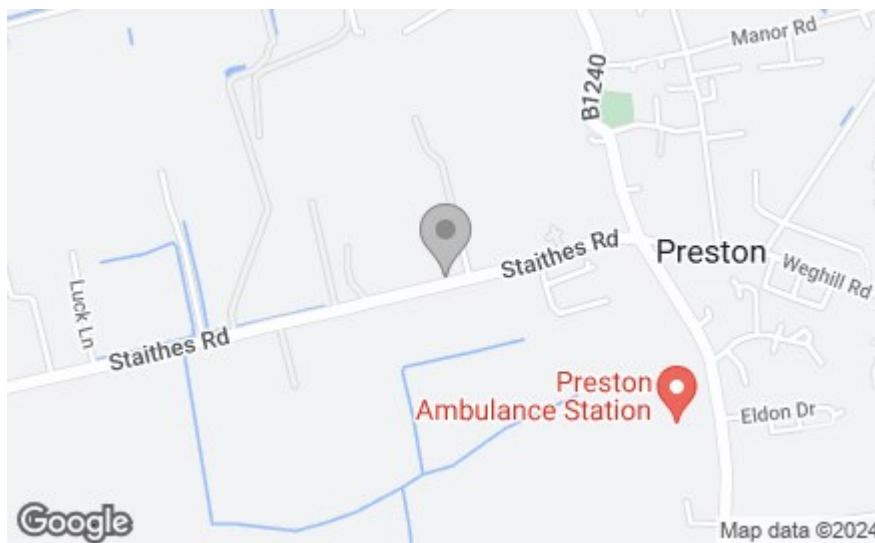
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **VIEWINGS**

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



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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC