



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **57 Fernhill Road, Hull, Yorkshire HU5 5SU** **Offers over £160,000**

Nestled on the charming Fernhill Road in Hull, this delightful terraced house offers a wonderful opportunity for a new homeowner. Boasting two reception rooms, three bedrooms, and two bathrooms, this property is perfect for those seeking a comfortable and spacious living space.

Step inside to discover a well-appointed lounge, a modern kitchen, and a lovely conservatory on the ground floor. Upstairs, you'll find three inviting bedrooms and a family bathroom, providing ample space for relaxation and privacy. Additionally, the property features a fantastic loft space with a shower room, offering versatility and extra living area.

Conveniently located near a variety of amenities including shops, supermarkets, cafes, bars, and restaurants, as well as reputable schools and excellent transport links, this home ensures that everything you need is within easy reach.

Outside, the property boasts a charming rear garden, perfect for enjoying outdoor activities and al fresco dining. You'll also find a garden room that is currently used as a bar, providing a unique space for entertaining guests or simply unwinding after a long day.

Don't miss out on the opportunity to make this lovely terraced house your new home. Book a viewing today and discover the endless possibilities that this property has to offer.

## GROUND FLOOR

### LOUNGE

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

A brilliant family room with lots of natural light.



### KITCHEN

18'0 x 13'3 max (5.49m x 4.04m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated oven, an integrated hob and space for a fridge freezer.



### CONSERVATORY

9'3 x 9'3 max (2.82m x 2.82m max)

Another brilliant family space.



## FIRST FLOOR

### BEDROOM 1

11'6 x 10'9 max (3.51m x 3.28m max)

A wonderful main bedroom with space for storage.



### BEDROOM 2

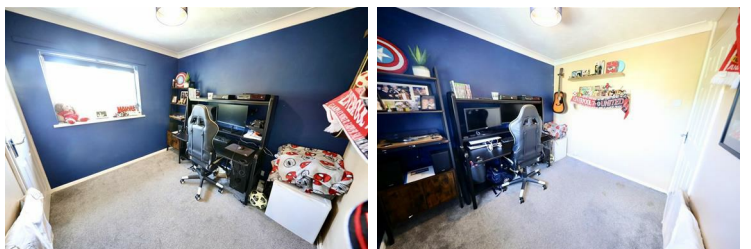
11'5 x 7'5 max (3.48m x 2.26m max)

Another fantastic bedroom.



### BEDROOM 3

8'6 x 7'7 max (2.59m x 2.31m max)



### BATHROOM

10'8 x 5'2 max (3.25m x 1.57m max)

With a low level WC, a hand basin and a panelled bath with overhead shower.



### GARDEN ROOM

Currently used as a bar.



### OUTSIDE

The property has a lovely rear garden that is a mix of lawn and paving.



### FIRST FLOOR

#### LOFT SPACE

21'1 x 9'1 max (6.43m x 2.77m max)

Not done to building regulations.



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### 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.

### COUNCIL TAX

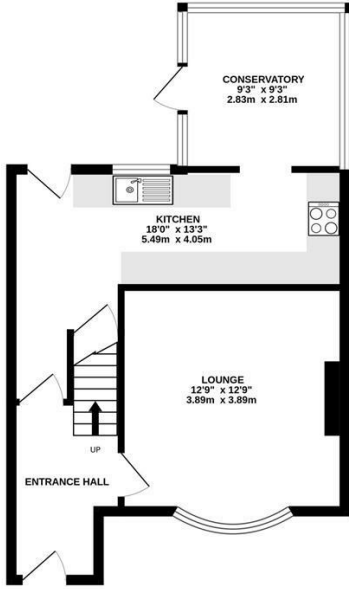
Symonds + Greenham have been informed that this property is in Council Tax Band A.



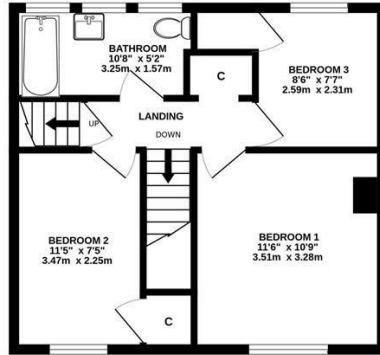
### SHOWER ROOM

With a low level WC, a hand basin and a walk in shower.

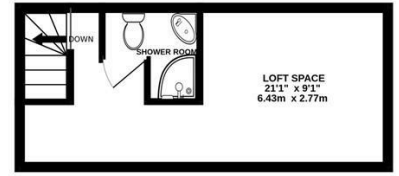
GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR  
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.0 sq.m.) approx.

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	
(82 plus) <b>A</b>	
(81-81) <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	
(82 plus) <b>A</b>	
(81-81) <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

