



SYMONDS + GREENHAM

Estate and Letting Agents



58 Barham Road, Hull, HU9 4JL **£125,000**

OUTSTANDING TWO BEDROOM SEMI - LARGE REAR GARDEN - OFF STREET PARKING

Nestled on the Barham Road, Hull, this outstanding two-bedroom semi-detached house is waiting to be discovered. As you step inside, you are greeted by a cosy lounge, a well-appointed kitchen, and a convenient utility room on the ground floor. Upstairs, you'll find two inviting bedrooms and a family bathroom, perfect for unwinding after a long day. Outside, this property boasts off-street parking at the front, ensuring convenience for you and your guests. The large rear garden offers ample space for outdoor activities, whether it's enjoying a morning coffee or hosting a summer barbecue with loved ones. Conveniently located near a variety of amenities, including shops, supermarkets, cafes, bars, and restaurants, this home offers the perfect blend of comfort and accessibility. Don't miss the opportunity to make this charming semi-detached house your own and experience the best of Hull living.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE

20'5 x 10'2 max (6.22m x 3.10m max)

A wonderful family room with good natural light.



KITCHEN

11'4 x 8'4 max (3.45m x 2.54m max)

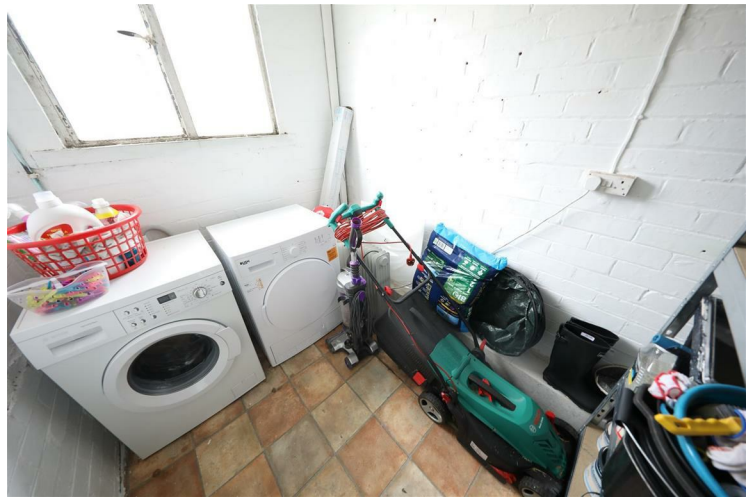
With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated oven and hob and space for a fridge freezer.



UTILITY ROOM

11'4 x 4'8 max (3.45m x 1.42m max)

With space for a tumble dryer and plumbing for a washing machine.



WC

With a low level WC

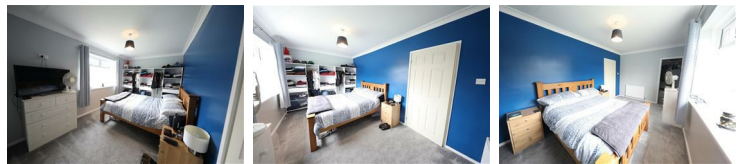


FIRST FLOOR

BEDROOM 1

12'10 x 9'2 max (3.91m x 2.79m max)

A brilliant main bedroom with plenty of space for storage.



BEDROOM 2

11'8 x 8'4 max (3.56m x 2.54m max)

Another brilliant bedroom.



BATHROOM

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



OUTSIDE

The property benefits from off street parking to the front and a rear garden that is mainly laid to lawn with an area of paving.



CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

TENURE

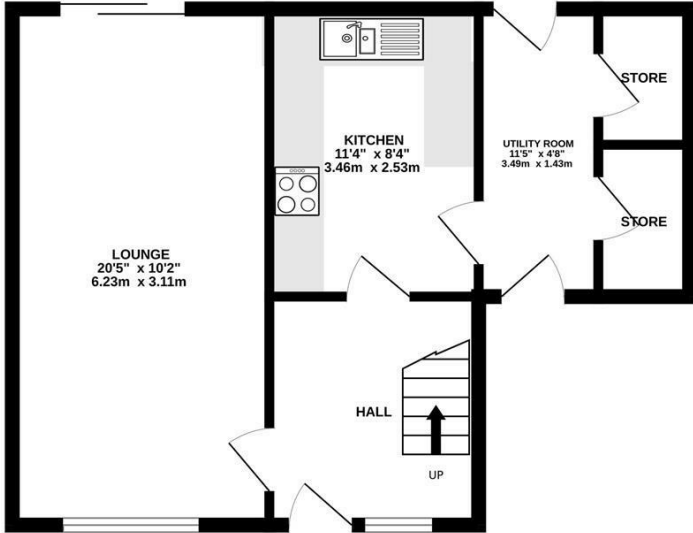
Symonds + Greenham have been informed that this property is Freehold

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

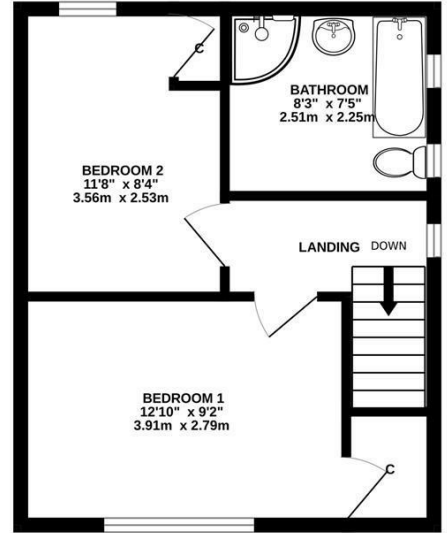
COUNCIL TAX

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

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

