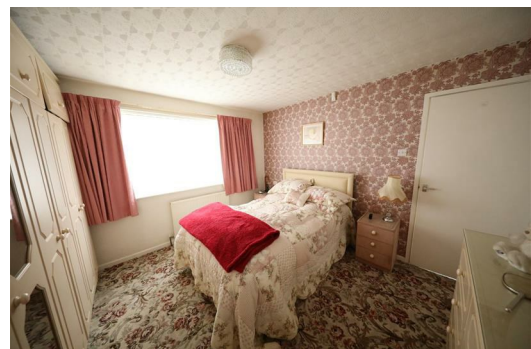




SYMONDS + GREENHAM

Estate and Letting Agents



44 Adeliza Garth, Hull, HU12 8NB

£180,000

SPACIOUS FOUR BED SEMI - REQUIRES MODERNISATION - EXCELLENT PROXIMITY TO AMENITIES - GARAGE AND OFF STREET PARKING - CORNER PLOT - WRAP AROUND GARDEN

This spacious four bedroom semi detached property on Adeliza Garth in the charming town of Hedon offers a fantastic opportunity for those looking to create their ideal family home. Conveniently located near the town centre, with easy access to shops, cafes, and regular bus routes, it's also within close proximity to excellent schools, making it a perfect spot for families.

Situated on advantageous corner plot, the home benefits from a wrap around garden, offering a private outdoor space that's low maintenance and perfect for relaxing. While the property does require modernisation, it boasts a fantastic layout that offers both versatility and space across two floors. On the ground floor, the accommodation comprises an entrance hall, a kitchen, a bright and airy living room, a bathroom, and two additional rooms that can be used as bedrooms or reception spaces, providing flexible options for the layout.

Upstairs, there are two further good sized bedrooms, with the whole house offering ample storage space throughout. Outside, the wrap around garden adds an appealing outdoor area, and there is a driveway leading to a garage, providing off street parking for multiple vehicles. This property is full of potential, making it the perfect project for those looking to update and personalise a home in a desirable residential location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

KITCHEN

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, space for under counter fridge and freezer, space for washing machine and door to the hall way



LIVING ROOM

17'8 x 11'2 max (5.38m x 3.40m max)

a spacious living room with electric fire and under stairs storage cupboard



BATHROOM

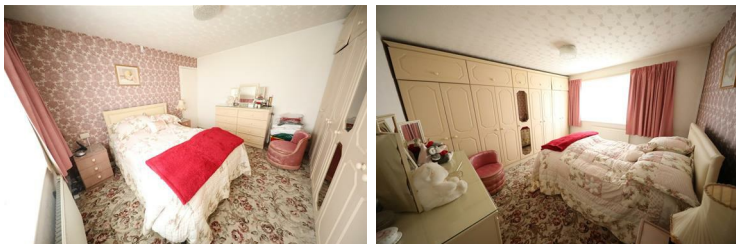
tilled throughout, with low level w/c, pedestal sink basin and panelled bath with electric shower



BEDROOM 1

11'7 x 9'5 max (3.53m x 2.87m max)

a good sized primary bedroom with fitted wardrobes



BEDROOM 4

8'9 x 8'7 max (2.67m x 2.62m max)

a double bedroom/dining room



FIRST FLOOR

LANDING



BEDROOM 2

14'3 x 9'0 max (4.34m x 2.74m max)

a good sized double bedroom with fitted wardrobes



BEDROOM 3

10'9 x 7'9 max (3.28m x 2.36m max)

with sliding door



OUTSIDE

a fantastic wrap around garden mainly laid with gravel and pavers, with some low maintenance shrubbery, enclosed by low level brick with adjoining gated drive way leading to single garage



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 B.

DOUBLE GLAZING

The property has the benefit of double glazing.

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

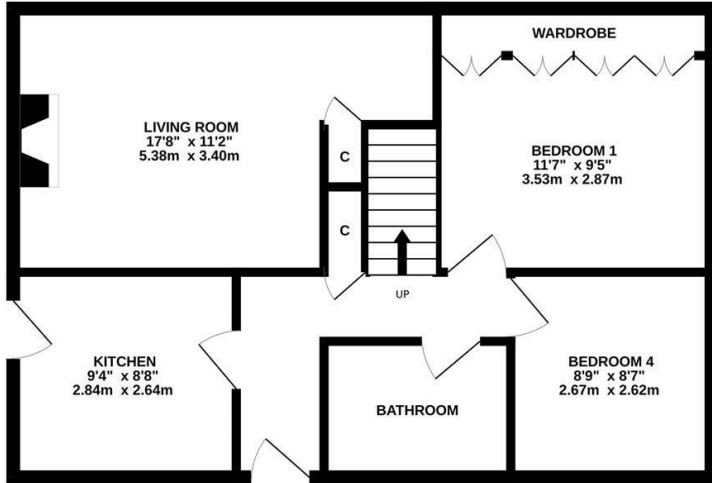
Symonds + Greenham have been informed that this property is Freehold.

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

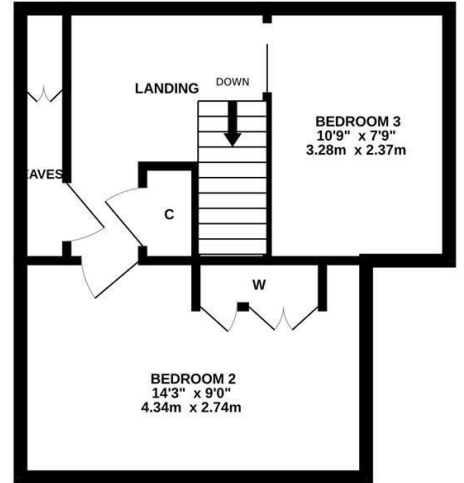
VIEWINGS

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

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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	83
(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	
(92 plus) A	83
(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

