



SYMONDS + GREENHAM

Estate and Letting Agents



171 Windsor Road, Hull, HU5 4HG Asking price £239,995

HU5 ALERT - IMMACULATE THREE BED DETACHED - THREE RECEPTION ROOMS - SOUTH FACING GARDEN - OFF STREET PARKING - MODERN DECOR

This beautifully presented three bedroom detached property on Windsor Road offers a fantastic family home in the highly sought after HU5 location. Known for its excellent schools and close proximity to a range of local amenities, this area is ideal for families looking for convenience and quality living. The property offers a spacious atmosphere throughout the ground floor.

Upon entering, you are welcomed by an inviting entrance hall leading to a modern kitchen, a spacious living room and a family room, perfect for relaxation or entertaining. The ground floor also includes a dining room, utility room, convenient w/c, and access to an integral garage. Upstairs, the property boasts three generously sized bedrooms and a stylish family bathroom, providing ample space for a growing family.

Externally, the home benefits from an immaculate south facing rear garden, ideal for outdoor enjoyment and soaking up the sun. The front drive offers off street parking, adding to the property's practicality. This home is a perfect combination of style, space, and location, making it an excellent choice for those looking for a well presented family property.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

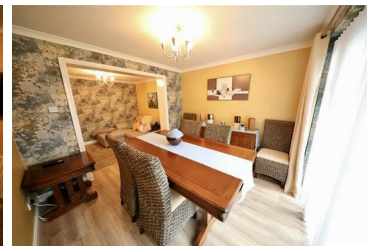
ENTRANCE HALL

with stairs to first floor and door to...



DINING ROOM

9'11 x 9'8 max (3.02m x 2.95m max)
with french doors to rear garden



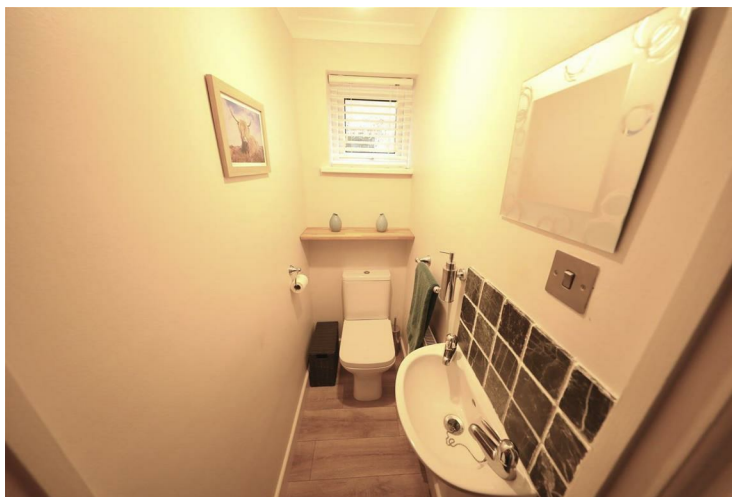
KITCHEN

14'10 x 5'9 max (4.52m x 1.75m max)
with a range of eye and base level units with complementing work surfaces, dual sink basin, induction hob, overhead extractor fan, integrated double oven, integrated fridge freezer and door to side passage



W/C

with low level w/c and floating sink basin



LOUNGE

17'6 x 10'10 max (5.33m x 3.30m max)
a stylish living room with electric fireplace



UTILITY ROOM

7'9 x 6'10 max (2.36m x 2.08m max)
with work bench, plumbing for washing machine and space for tumble dryer, with door to...



FAMILY ROOM

9'1 x 8'0 max (2.77m x 2.44m max)
a cosy living space

GARAGE

9'6 x 7'9 max (2.90m x 2.36m max)
with power supply

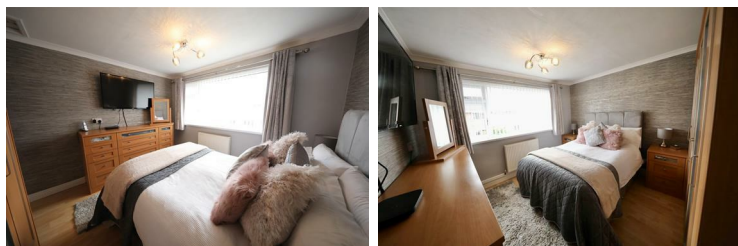
FIRST FLOOR

LANDING



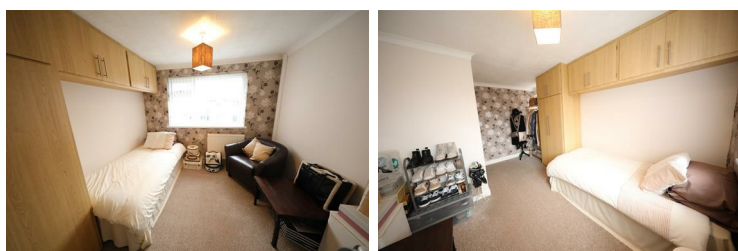
BEDROOM 1

10'8 x 10'7 max (3.25m x 3.23m max)
a spacious primary bedroom



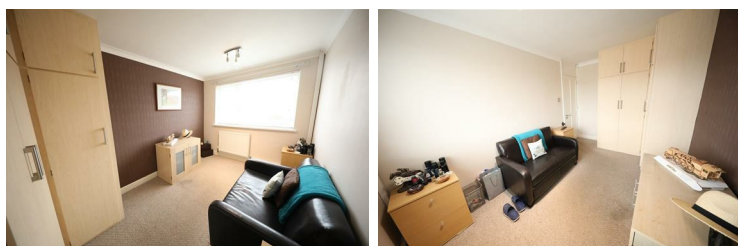
BEDROOM 2

13'8 x 9'7 max (4.17m x 2.92m max)
another good sized double bedroom with fitted units



BEDROOM 3

12'4 x 7'7 max (3.76m x 2.31m max)
with fitted units



BATHROOM

with low level w/c, sink basin with vanity unit, heated towel rail, panelled bath and corner shower cubicle, with tiles to splash back areas



OUTSIDE

an immaculate south facing rear garden, mainly laid with artificial grass, with plant borders, raised decking area with pergola and pond, enclosed by timber fencing



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 C.

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.

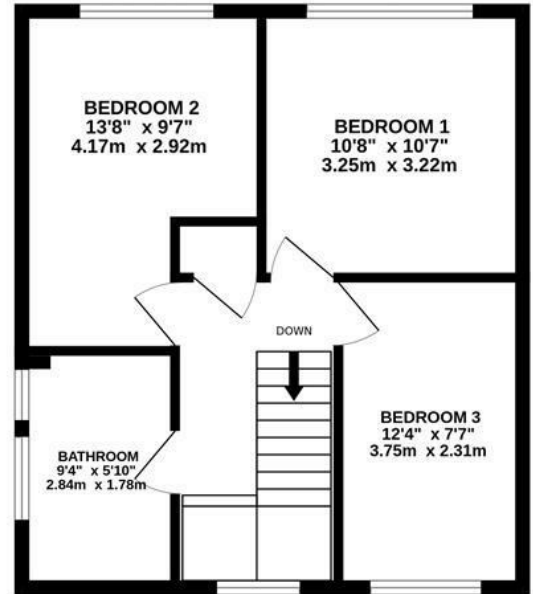
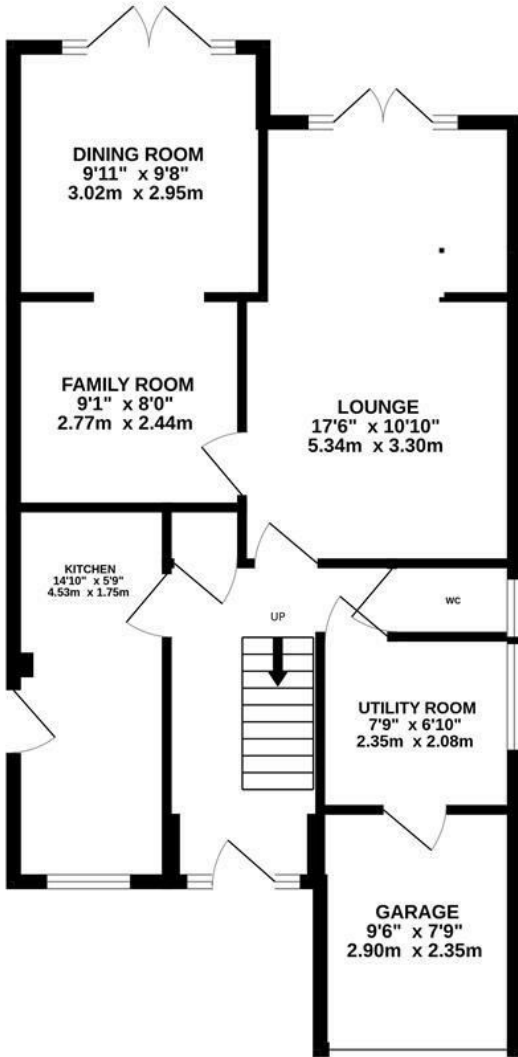
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

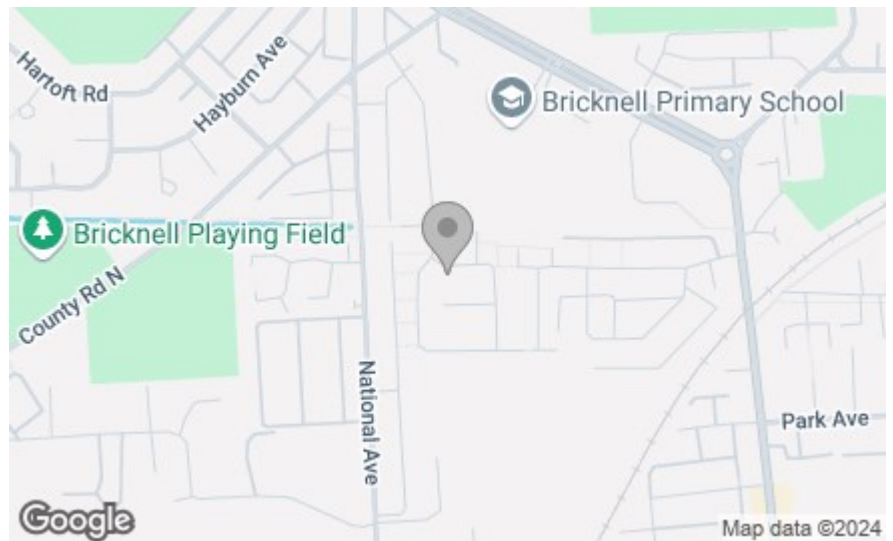
SOLAR PANELS

Rented solar panels with 12 years left on the lease. (shade greener is the company)



TOTAL FLOOR AREA : 1178sq.ft. (109.4 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
83	86

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC