



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **325 North Road, Hull, HU4 6BZ**

### **£150,000**

**NO ONWARD CHAIN - STYLISH THREE BED MID TERRACED - IMMACULATE THROUGHOUT - TWO RECEPTION ROOMS - OPEN PLAN LIVING - OFF STREET PARKING TO REAR - STYLISH BATHROOM - LOW MAINTENANCE REAR GARDEN**

This beautifully presented three bedroom terraced property is located on North Road, in the highly sought after HU4 area, making it an ideal family home. The property benefits from being in close proximity to excellent local amenities and reputable schools, offering convenience and a vibrant community for growing families. The interior of the home has been meticulously maintained, with the added advantage of a newly installed boiler.

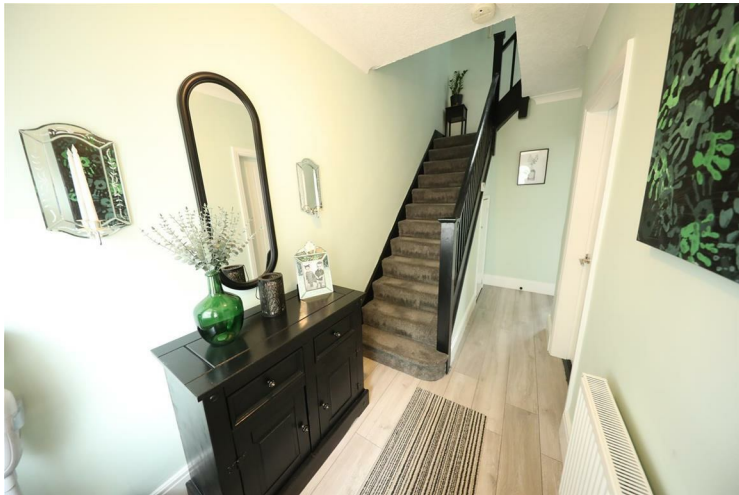
The ground floor comprises a welcoming entrance hall that leads into a spacious and comfortable living room. Toward the rear of the home, you will find an open-plan living and dining area, perfect for family gatherings or entertaining guests. Adjoining the dining area is a contemporary kitchen, fitted with modern appliances and ample storage, providing the ideal space for cooking and family meals. Upstairs, the first floor offers three generously sized bedrooms, all decorated to a high standard, offering plenty of space for family members or guests. The modern family shower room is also located on this floor and has been tastefully designed with up to date fixtures.

Externally, the property boasts an immaculate, low maintenance rear garden that serves as a wonderful space for outdoor relaxation. The garden also includes an off street parking space at the rear, providing a practical solution for parking. The front garden is attractively gravelled, enhancing the home's curb appeal. With the newly installed boiler and its move in ready condition, this property offers a fantastic opportunity for families seeking a stylish home in a popular and convenient location.

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor, under stairs storage cupboard and door to...



### LIVING ROOM

12'4 x 11'9 max (3.76m x 3.58m max)

a spacious living room with multi fuel burner and bay window



### OPEN PLAN LIVING/DINING

17'0 x 11'9 max (5.18m x 3.58m max)

a fantastic open plan living/dining area with double doors to the rear garden



### KITCHEN

12'1 x 8'4 max (3.68m x 2.54m max)

a modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated double oven, induction hob with overhead extractor fan, plumbing for washing machine, space for tumble dryer, space for American style fridge freezer and door to the rear garden



## FIRST FLOOR

### LANDING



### BEDROOM 1

13'2 x 10'7 max (4.01m x 3.23m max)

a spacious primary bedroom with bay window and traditional fireplace



### BEDROOM 2

11'1 x 10'7 max (3.38m x 3.23m max)

another good sized double bedroom



### BEDROOM 3

10'7 x 6'7 max (3.23m x 2.01m max)

with fitted units





## VIEWINGS

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

## BATHROOM

a stylish shower room, tiled throughout, with low level w/c, sink basin with vanity unit, heated towel rail and walk in shower



## OUTSIDE

an immaculate rear garden with raised patio area, artificial grass and plant borders, with paved path from front to rear, enclosed by timber fencing.

At the front, the property benefits from a gravelled front garden



## 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.

## 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.

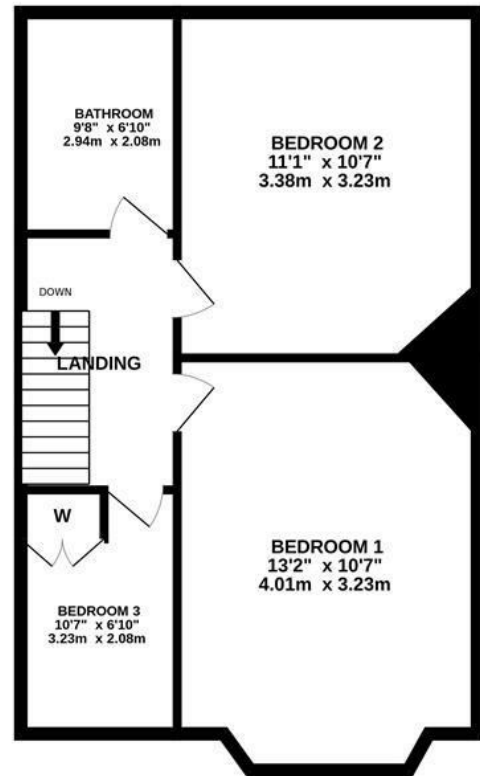
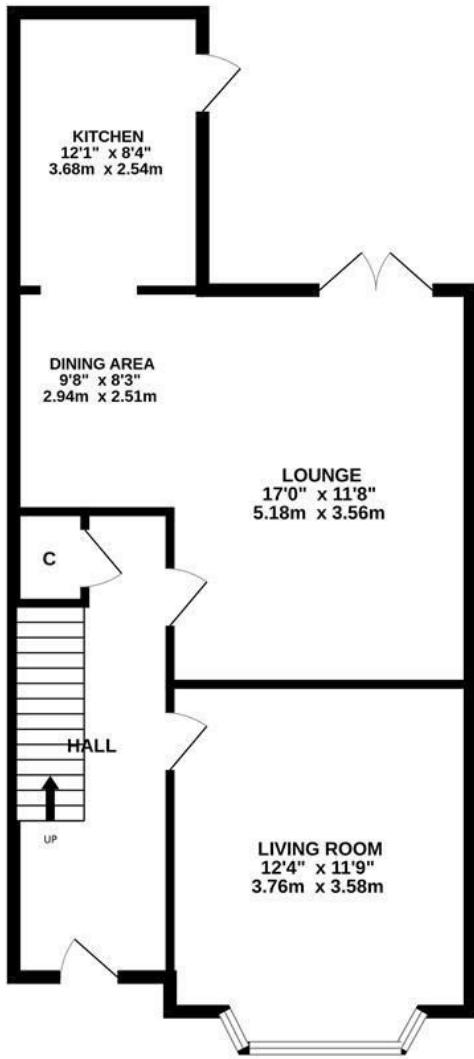
## TENURE

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.

GROUND FLOOR  
726 sq.ft. (67.5 sq.m.) approx.

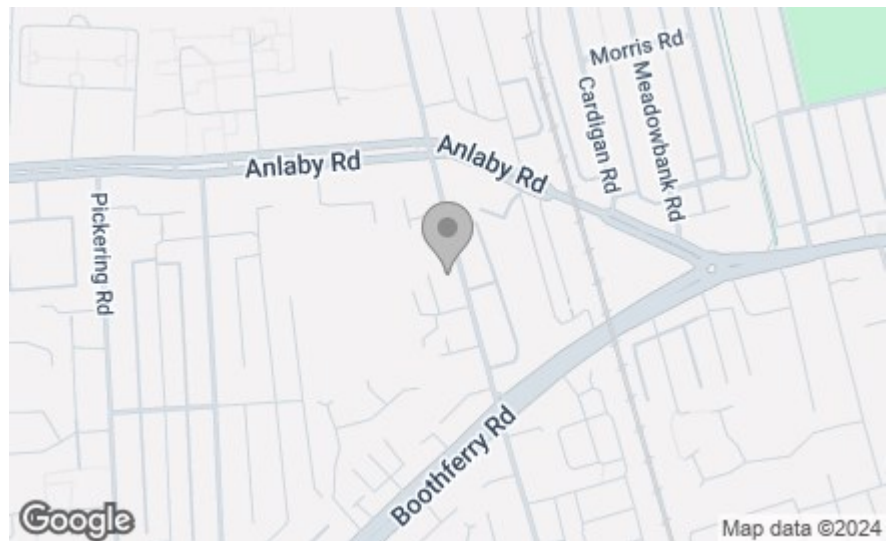
1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 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
	<b>88</b>
<b>66</b>	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

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

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC