



SYMONDS + GREENHAM

Estate and Letting Agents



111 Eastfield Road, Hull, HU4 6DU

£155,000

ATTENTION FIRST TIME BUYERS - BEAUTIFUL TWO BED TERRACED - OPEN PLAN LAYOUT - STYLISHLY DECORATED - OFF STREET PARKING - POPULAR HU4 LOCATION - HIGHLY SOUGHT AFTER LOCATION

This modern and stylish two bedroom terraced house on Eastfield Road, situated in the popular HU4 location, offers an ideal opportunity for first time buyers. With its contemporary décor throughout, this property is move in ready, making it perfect for those looking for a comfortable and low maintenance home. The location is highly convenient, being close to local amenities, shops, and transport links, providing everything you need right on your doorstep. Additionally, the property benefits from a newly installed boiler, adding to the overall efficiency and comfort of the home.

The ground floor comprises a welcoming entrance hall, leading into a bright and airy living room, ideal for relaxation. The dining room offers a lovely space for family meals or entertaining guests, and the adjacent kitchen is well equipped with modern appliances and ample storage. Moving to the first floor, you'll find two spacious double bedrooms, both tastefully decorated, providing plenty of room for sleeping and storage. A modern bathroom completes the upstairs, featuring contemporary fixtures and fittings.

Externally, the property boasts a good sized, well maintained rear garden, mainly laid to lawn, providing an ideal outdoor space for relaxation or recreation. The garden also includes a garage at the rear. At the front of the property, the driveway provides convenient off street parking. With its stylish interior, new boiler, and excellent location, this property is an excellent choice for those looking to step onto the property ladder.

BOOK YOUR VIEWING NOW

GROUND FLOOR

ENTRANCE HALL

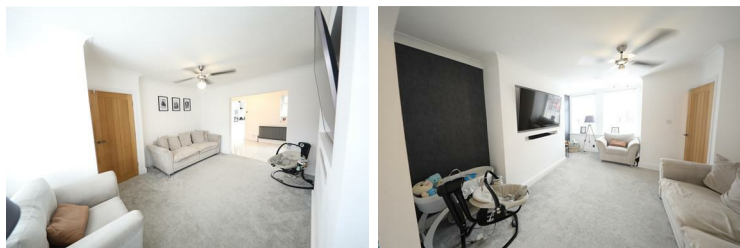
with stairs to first floor and door to...



LIVING ROOM

14'5 x 12'2 max (4.39m x 3.71m max)

a tastefully decorated living room with squared bay, adjoining the...



DINING ROOM

15'7 x 7'11 max (4.75m x 2.41m max)

a good sized reception room with under stairs storage and access to...



KITCHEN

12'10 x 8'1 max (3.91m x 2.46m max)

a modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven, integrated microwave, gas hob with overhead extractor fan, integrated fridge freezer, integrated washing machine and door to the rear garden



FIRST FLOOR

LANDING

BEDROOM 1

12'2 x 11'10 max (3.71m x 3.61m max)

a spacious primary bedroom with squared bay window



BEDROOM 2

10'7 x 9'2 max (3.23m x 2.79m max)

another good sized double bedroom



BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment

OUTSIDE

a good sized rear garden, mainly laid to lawn with paved patio areas and garage to rear, enclosed by timber fencing.

To the front, the property benefits from a block paved drive providing off street parking



GARAGE

19'4 x 15'6 max (5.89m x 4.72m max)

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 A.

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

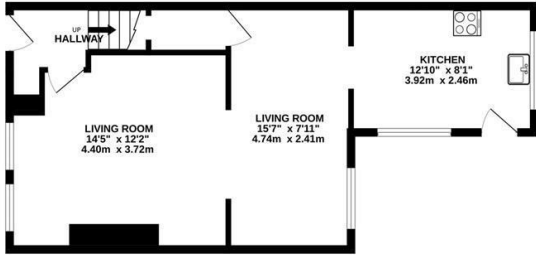
Symonds + Greenham have been informed that this property is Freehold.

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

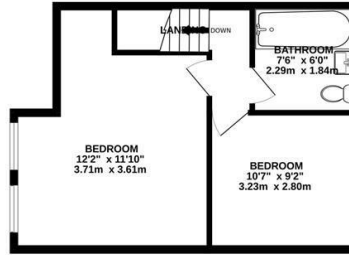
VIEWINGS

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

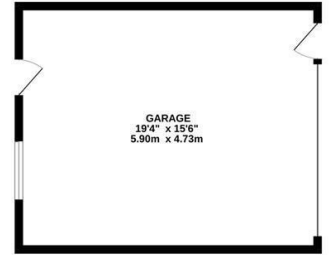
GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



FLOOR 1
383 sq.ft. (35.6 sq.m.) approx.



GARAGE
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 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.
Made with Metropix ©2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	85
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
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

