



SYMONDS + GREENHAM

Estate and Letting Agents



19 Crusoe Road, Hull, HU7 3NL

£225,000

NO ONWARD CHAIN - BEAUTIFUL THREE BED SEMI - SPACIOUS LIVING AREAS - IMMACULATE THROUGHOUT - GOOD SIZED SOUTH FACING REAR GARDEN - IDEALLY LOCATED FOR PROXIMITY TO AMENITIES

This beautifully presented three bedroom semi detached property on Crusoe Road sits on an advantageous plot, making it an ideal home for both first time buyers and families alike. The property is perfectly located for easy access to shops, schools, and bus routes, offering convenience alongside modern living. Additionally, it features smart heating controls on both levels, which can be conveniently controlled via an app, ensuring optimal comfort and efficiency throughout the home.

Upon entering, the hallway leads to a spacious and welcoming living room, perfect for relaxing or hosting guests. The contemporary kitchen diner provides an excellent space for family meals, with ample room for dining and plenty of natural light. A ground floor w/c adds further practicality to the layout.

Upstairs, there are three generously sized bedrooms, with the primary bedroom benefiting from its own en suite, offering a touch of luxury. The family bathroom is also well appointed and modern in design, catering to the needs of a growing family.

Externally, the property boasts a lovely south facing rear garden, ideal for outdoor enjoyment and family activities. The rear of the property includes a drive with parking for two vehicles and an electric car charging point (pod point), making it future proof for eco conscious homeowners. For added peace of mind, the home also comes equipped with a Google security camera and light. This home, presented with no onward chain, is move in ready and

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, under stairs storage cupboard and door to living room, w/c and...

KITCHEN DINER

18'7 x 11'4 max (5.66m x 3.45m max)

a stylish modern kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven, electric hob with overhead extractor fan, integrated dishwasher, integrated fridge freezer, integrated washing machine and open dining area

LIVING ROOM

18'6 x 9'8 max (5.64m x 2.95m max)

a spacious living space with double doors to the rear garden

W/C

with low level w/c and pedestal sink basin

FIRST FLOOR

LANDING

with access to the loft

BEDROOM 1

14'9 x 11'3 max (4.50m x 3.43m max)

a fantastic primary bedroom, with two full length windows providing an abundance of natural light, with door to...

EN SUITE

tiled throughout, with low level w/c, pedestal sink basin, heated towel rail and walk in shower,

BEDROOM 2

9'8 x 9'1 max (2.95m x 2.77m max)

a good sized double bedroom

BEDROOM 3

9'9 x 7'0 max (2.97m x 2.13m max)

BATHROOM

a good sized family bathroom with low level w/c, pedestal sink basin, heated towel rail and panelled bath with overhead shower attachment

OUTSIDE

To the rear, the property benefits from a lovely south facing garden, mainly laid to lawn with paved patio and border, double plug socket, enclosed by brick wall and timber fencing with gate providing access to the driveway.

To the front and side, the property boasts a small lawned garden with low maintenance shrubbery

PARKING

The property benefits from a rear drive providing parking for 2 vehicles, complete with electric car charging point

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

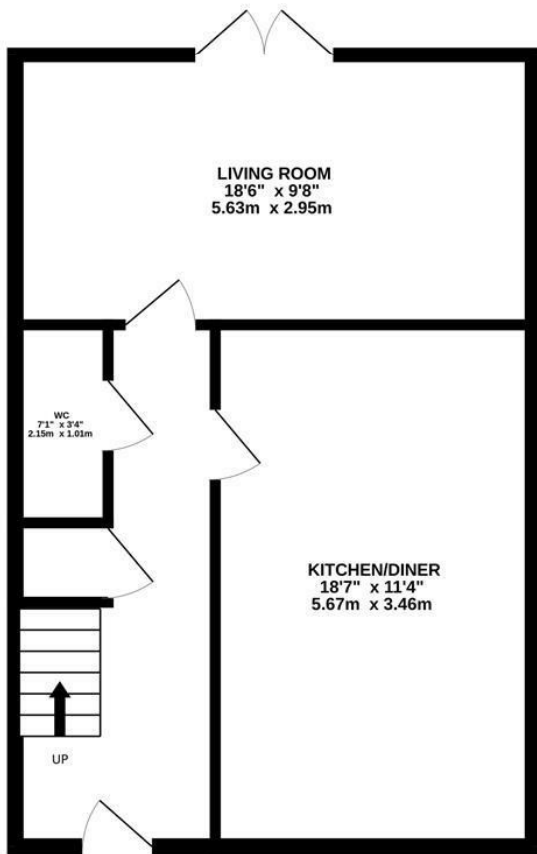
Symonds + Greenham have been informed that this property is Freehold.

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

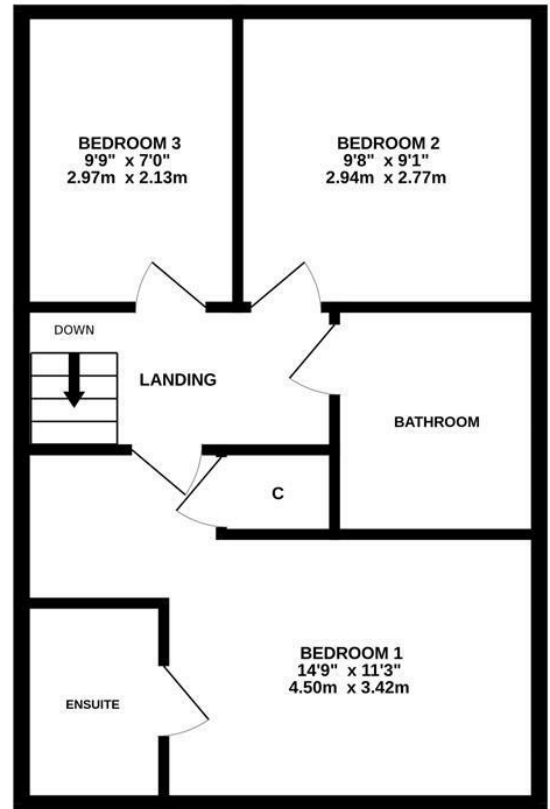
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(82 plus) A	
(81-81) B		(81-81) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

