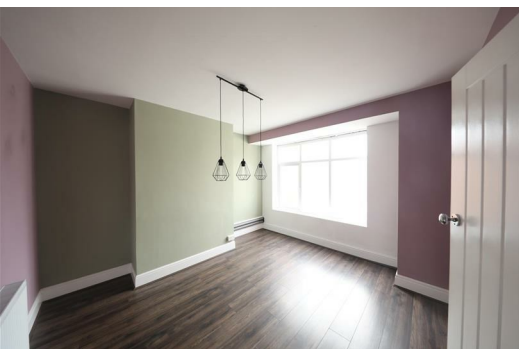




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **143 Gillshill Road, Hull, HU8 0JW**

### **£220,000**

Welcome to this charming three-bedroom semi-detached family home located on Gillshill Road in Hull. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

As you step inside, you'll be greeted by a warm and inviting atmosphere, ideal for creating lasting memories. The spacious layout offers plenty of room for your family to grow and thrive.

One of the highlights of this property is the generous rear garden, providing a lovely outdoor space for children to play or for you to unwind after a long day. Additionally, the convenience of off-street parking to the front ensures you never have to worry about finding a space for your vehicle.

With three well-appointed bedrooms, there is ample space for everyone in the family to have their own sanctuary. The bathroom offers a comfortable and functional space for your daily routines.

This home is incredibly energy efficient, benefitting from solar panels, an air source heat pump and internal wall insulation.

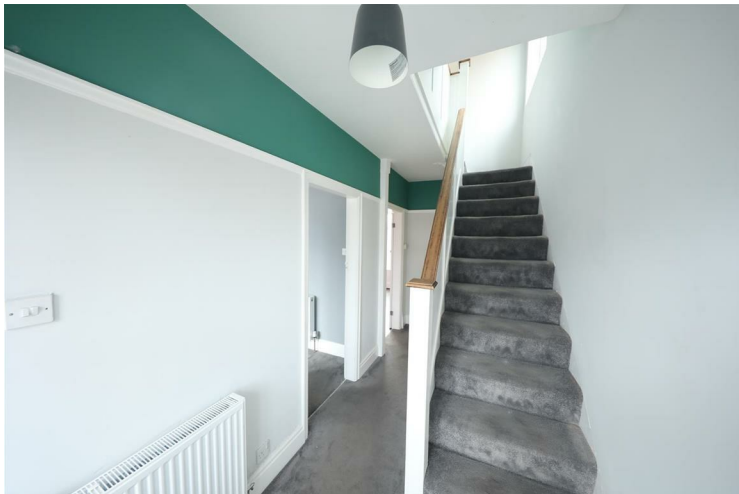
Situated in an excellent location with a catchment area for good schools, this home is perfect for families looking to settle down in a welcoming community. And the best part? There is no onward chain, making the process of making this house your home even smoother.

Don't miss out on the opportunity to make this lovely property your own and start creating a lifetime of memories in this wonderful family home.

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor



### LOUNGE

11'10 max x 11'0 max (3.61m max x 3.35m max )

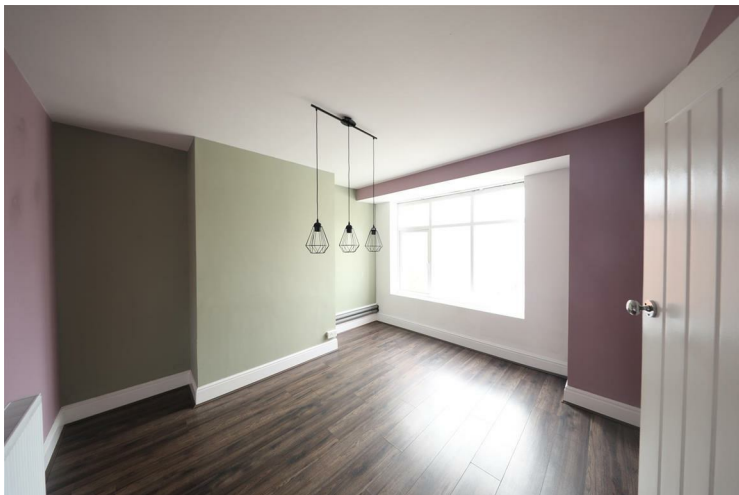
An excellent sized reception room and bay window



### DINING ROOM

11'0 max x 13'4 max (3.35m max x 4.06m max )

A second good sized reception room



## KITCHEN

7'7 max x 16'3 max (2.31m max x 4.95m max )

A modern kitchen with a range of eye and base level units with complementing work surfaces, stainless steel sink and drainer unit, plumbing for washing machine, pantry cupboard and space for fridge freezer and tumble dryer

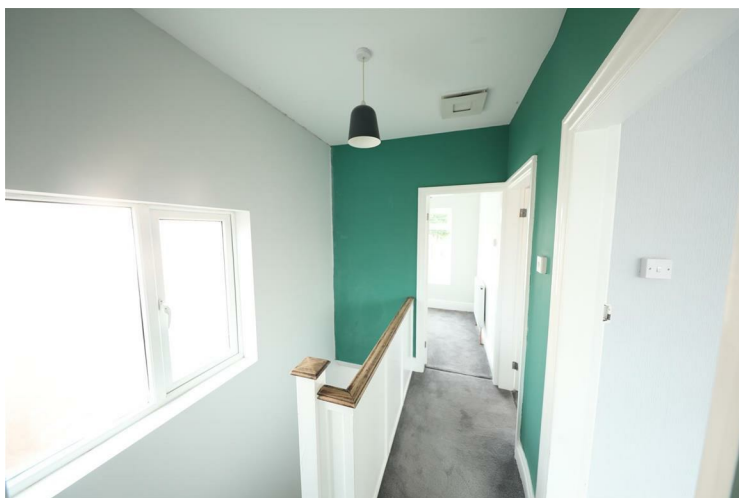


### DOWNSTAIRS WC

A convenient downstairs toilet with low level WC

## FIRST FLOOR

### LANDING



### BEDROOM ONE

11'4 max x 10'7 max (3.45m max x 3.23m max )

An excellent sized double bedroom with bay window



### BEDROOM TWO

11'4 max x 11'5 max (3.45m max x 3.48m max )  
A second good sized double bedroom



### OUTSIDE

The generous rear garden is quite the sun trap laid mainly to lawn and areas of raised decking and enclosed by timber fencing



### BEDROOM THREE

5'8 max x 7'8 max (1.73m max x 2.34m max )



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### 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.

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C

### VIEWINGS

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



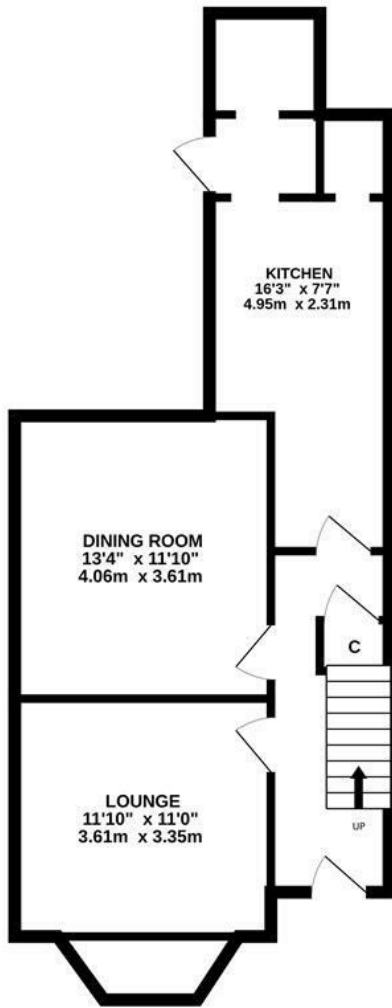
### BATHROOM

with low level WC, pedestal hand basin, panelled bath with overhead shower attachment and tiles to splashback areas

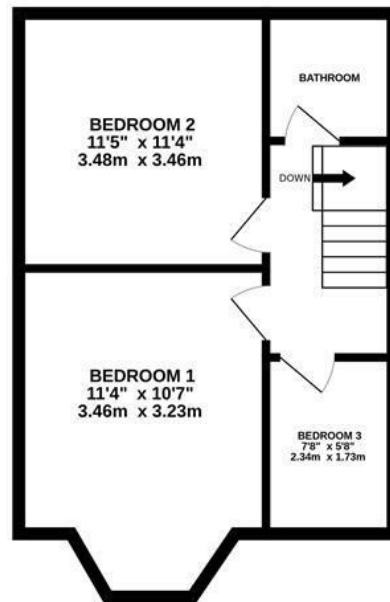
### DISCLAIMER

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.

GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



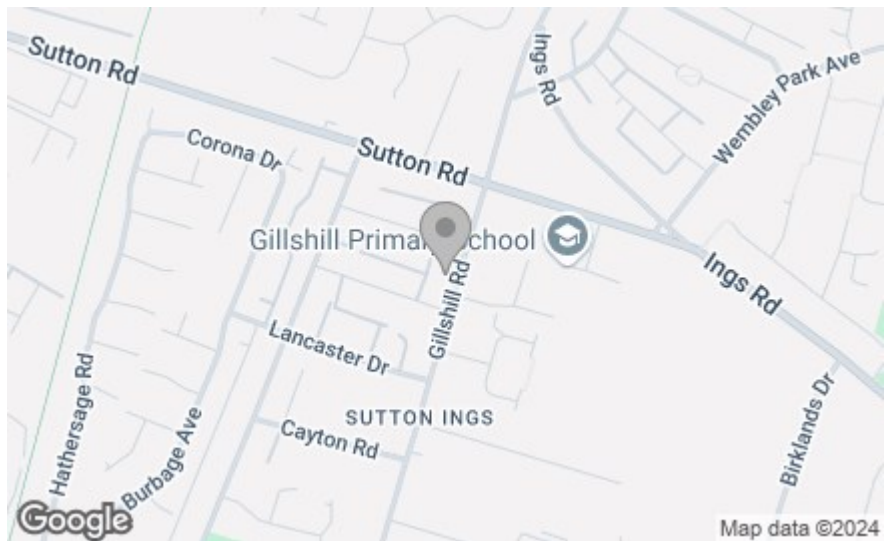
1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



143 GILLSHILL ROAD)

TOTAL FLOOR AREA : 980 sq.ft. (91.1 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 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
84	90

Very energy efficient - lower 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

England & Wales EU Directive 2002/91/EC