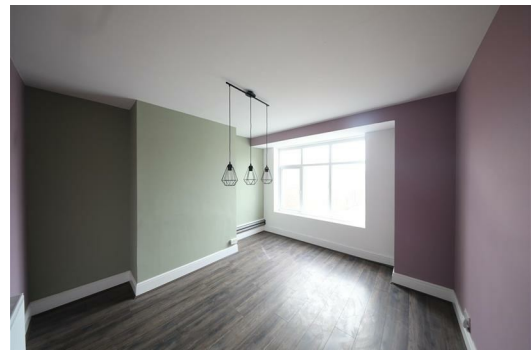




SYMONDS + GREENHAM

Estate and Letting Agents



143 Gillshill Road, Hull, HU8 0JW

£200,000

SPACIOUS THREE BED SEMI DETACHED - WELL PRESENTED THROUGHOUT - OFF STREET PARKING - POPULAR HU8 LOCATION - ENERGY EFFICIENT

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, benefiting from solar panels, an air source heat pump and internal wall insulation.

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

BEDROOM THREE

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

BATHROOM

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

OUTSIDE

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

CENTRAL HEATING

The property has the benefit of an air source heat pump (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

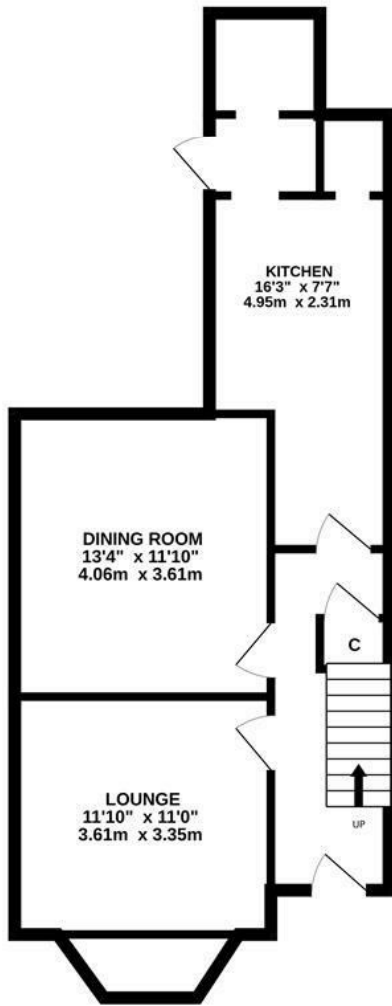
VIEWINGS

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

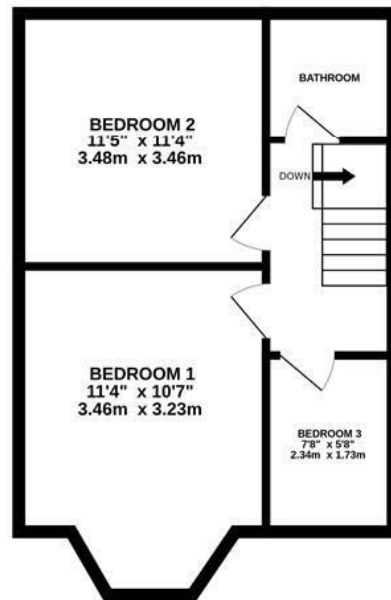
DISCLAIMER

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 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
Very energy efficient - lower running costs			
(92 plus) A			8490
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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	