



SYMONDS + GREENHAM

Estate and Letting Agents



11 Kirklands Road, Hull, Yorkshire HU5 5AX

£125,000

ATTENTION FIRST TIME BUYERS - FANTASTIC TWO BED MID TERRACED - WELL PRESENTED THROUGHOUT - POPULAR LOCATION - HUGE REAR GARDEN WITH GARAGE

This charming two bedroom terraced property on Kirklands Road, located in the popular HU5 area, is perfect for first time buyers looking for a well presented home close to local amenities and with excellent transport links. The property has been tastefully maintained throughout and boasts a spacious layout, making it an ideal choice for those seeking comfort and convenience.

Upon entering, the hallway leads to a bright and welcoming living room, creating a cosy space for relaxation. The kitchen, located at the rear of the property, offers a functional and modern space for cooking and dining. Moving upstairs, the first floor comprises two generous double bedrooms, both providing ample storage and comfort. The family bathroom is well appointed, offering everything needed for daily living.

Externally, the property benefits from a large rear garden, perfect for outdoor activities or entertaining. The garden also includes a garage to the rear, offering valuable storage or parking options. Additionally, the front drive provides off street parking, further adding to the convenience of this delightful property.

DONT DELAY...BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...



LIVING ROOM

a well presented living room with squared bay, electric fireplace and under stairs storage cupboard, with door to...



KITCHEN

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



FIRST FLOOR

LANDING

BEDROOM 1

a fantastic primary bedroom with fitted storage cupboard and fitted wardrobes



BEDROOM 2

another spacious double bedroom and access to the loft space



BATHROOM

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



OUTSIDE

To the rear, the property boasts a long garden, with raised decking area and pergola, mature shrubbery and lawn with concrete path leading through to the generously sized garage at the rear, enclosed by timber fencing



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

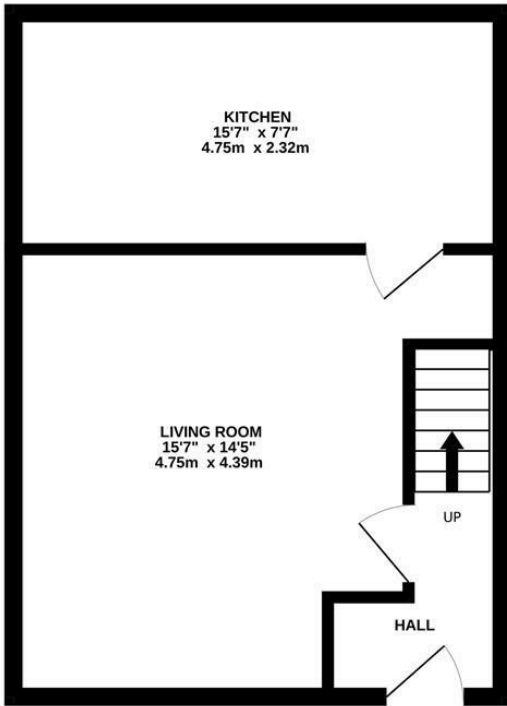
Symonds + Greenham have been informed that this property is Freehold.

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

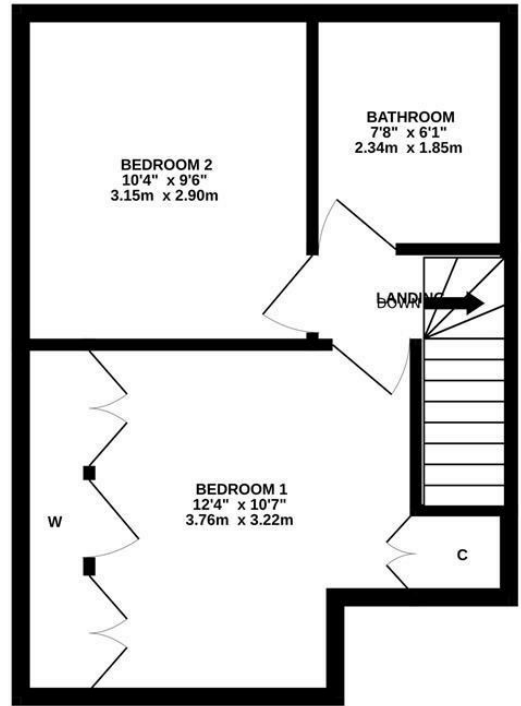
VIEWINGS

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

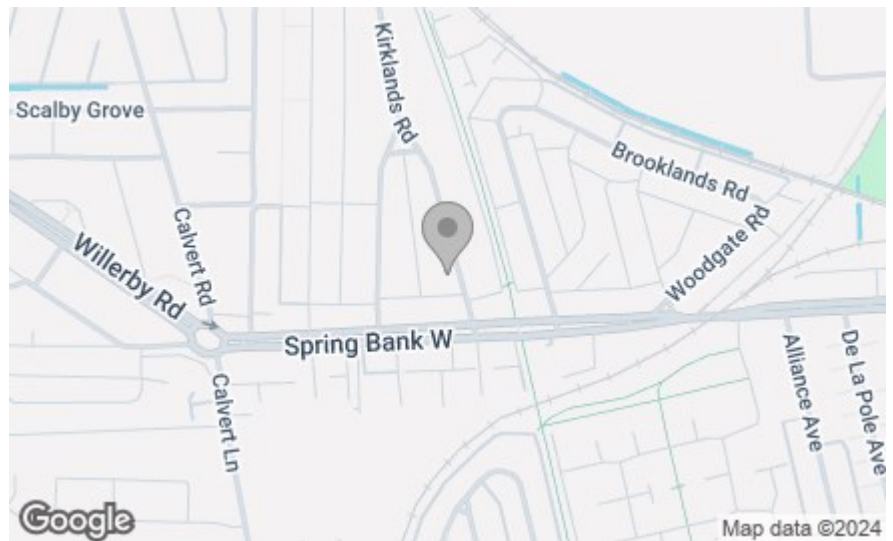
GROUND FLOOR



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	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) 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	
(82 plus) A	
(81-81) 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