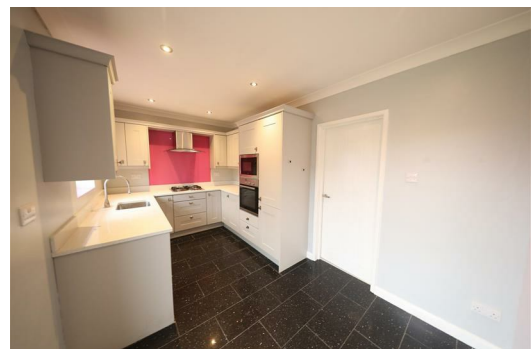




SYMONDS + GREENHAM

Estate and Letting Agents



42 Bishop Alcock Road, Hull, HU5 4RR £145,000

THREE BED TERRACED - POPULAR HU5 LOCATION - WELL PRESENTED THROUGHOUT - LOW MAINTENANCE REAR GARDEN - CLOSE TO AMENITIES

This well presented three-bedroom terraced property on Bishop Alcock Road is situated in the popular HU5 location, making it ideal for families due to its placement within a good school catchment area. Set in a quiet, family friendly location, this home offers both comfort and convenience with a good sized garden and usable loft space, perfect for additional living or storage. The property also benefits from a recently installed new boiler, ensuring efficient heating throughout.

Upon entering, the entrance hall leads to a bright and welcoming living room, ideal for family relaxation. The modern kitchen offers ample space for meal preparation and dining, providing the perfect hub for family life. Upstairs, there are three generously sized bedrooms and a family bathroom, all thoughtfully laid out to accommodate the needs of a growing family. The loft is accessible by ladder and provides a fantastic additional space that could serve as an extra living area, office, or playroom.

Externally, the property features low maintenance front and rear gardens, with the rear garden offering useful outhouses for extra storage. This well maintained home is ready to move into and is a fantastic option for families seeking a peaceful location within easy reach of schools and amenities.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor

LIVING ROOM

14'9 x 11'5 max (4.50m x 3.48m max)

with feature fire place and under stairs storage cupboard



KITCHEN

14'8 x 8'1 max (4.47m x 2.46m max)

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, space for washing machine, space for fridge freezer and door to the rear garden



FIRST FLOOR

LANDING

with doors to all bedrooms and access to loft

BEDROOM 1

14'4 x 9'1 max (4.37m x 2.77m max)

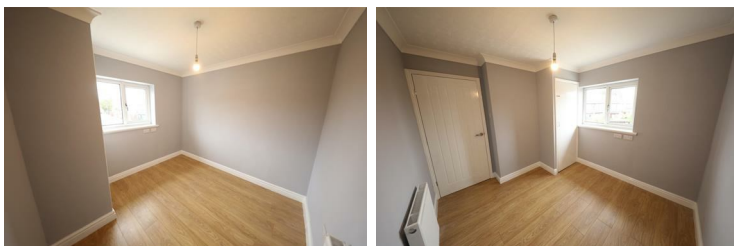
a spacious primary bedroom



BEDROOM 2

9'2 x 8'9 max (2.79m x 2.67m max)

another good sized double bedroom with fitted cupboard



BEDROOM 3

10'9 x 6'9 max (3.28m x 2.06m max)



BATHROOM

tilled throughout with low level w/c, pedestal sink basin, heated towel rail and panelled bath with overhead shower attachment



LOFT

a good sized space with skylights, accessible via pull down ladder

OUTSIDE

a spacious, low maintenance rear garden with paved patio area and artificial grass, plus two outhouses with power supply, enclosed by timber fencing with gated access at the side and rear



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

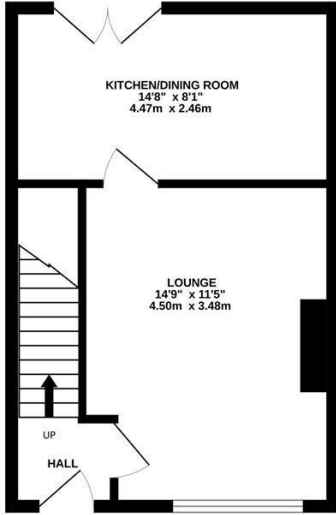
Symonds + Greenham have been informed that this property is Freehold.

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

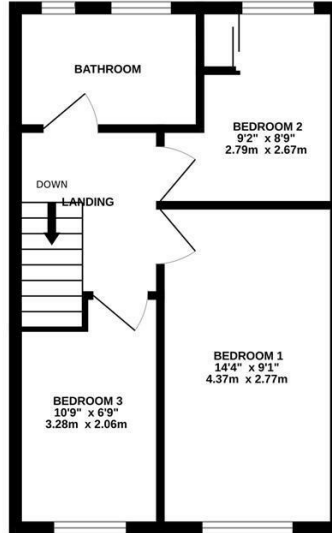
VIEWINGS

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

GROUND FLOOR



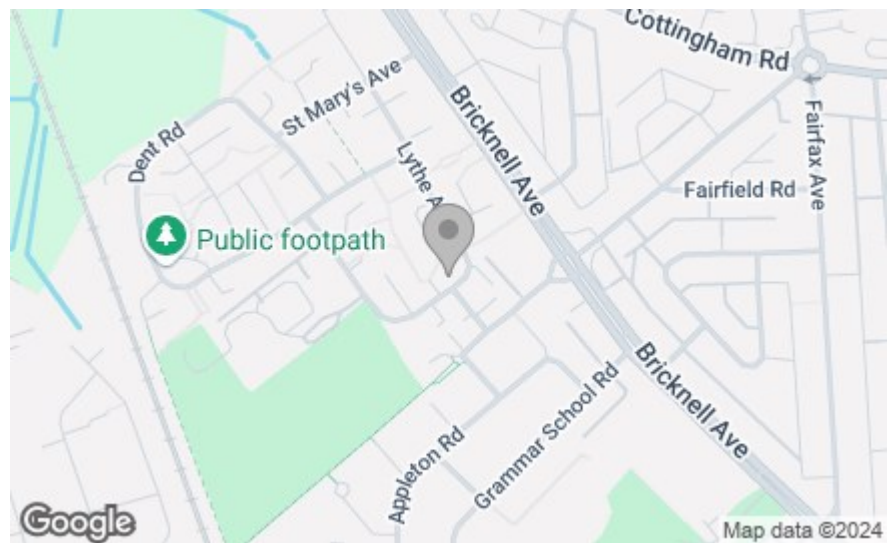
1ST FLOOR



2ND 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	74
(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	74
(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