



SYMONDS + GREENHAM

Estate and Letting Agents



208 South Bridge Road, Hull, HU9 1SU

Offers over £300,000

NO CHAIN - SPACIOUS FOUR BED DETACHED - POPULAR LOCATION ON VICTORIA DOCK - INTEGRAL GARAGE - EXCELLENT TRANSPORT LINKS - THREE RECEPTION ROOMS - CLOSE TO CITY CENTRE

Offered with no chain, this impressive four bedroom detached home on South Bridge Road is located in the highly sought after area of Victoria Dock, offering a fantastic opportunity for families seeking a spacious property in a prime location. With excellent transport links and close proximity to Hull city centre, it provides convenience and accessibility alongside the peaceful charm of this popular residential area.

The property is well proportioned throughout, featuring a welcoming entrance hall, a versatile study, a bright and airy living room, a modern kitchen, and a lovely conservatory that offers additional living space. A convenient ground floor w/c and integral garage add practicality to the layout, making it ideal for busy family life.

Upstairs, there are four generously sized bedrooms, including a primary bedroom with its own en suite shower room. The remaining bedrooms share access to a contemporary family bathroom, providing comfort and space for every member of the household.

Externally, the property boasts a good sized rear garden, perfect for outdoor entertaining or family activities, while the block-paved driveway to the front offers ample off-street parking for multiple vehicles.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, under stairs storage cupboard and doors to kitchen and...

STUDY

9'9 x 8'2 max (2.97m x 2.49m max)

W/C

with low level w/c and pedestal sink basin

KITCHEN

13'8 x 12'5 max (4.17m x 3.78m max)

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, space for fridge freezer, plumbing for washing machine and door the side passage

LIVING ROOM

13'8 x 12'0 max (4.17m x 3.66m max)

with feature fireplace and sliding doors to the conservatory

CONSERVATORY

11'0 x 10'1 max (3.35m x 3.07m max)

a good sized reception room overlooking the garden

FIRST FLOOR

LANDING

BEDROOM 1

12'7 x 11'8 max (3.84m x 3.56m max)

with fitted storage cupboard and door to...

EN SUITE

with low level w/c, pedestal sink basin and shower cubicle

BEDROOM 2

10'9 x 9'7 max (3.28m x 2.92m max)

another good sized double bedroom

BEDROOM 3

11'1 x 8'3 max (3.38m x 2.51m max)

another good sized double bedroom

BEDROOM 4

11'1 x 8'4 max (3.38m x 2.54m max)

another good sized double bedroom

BATHROOM

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

OUTSIDE

a good sized rear garden with lawn, paved patio and path to the front, enclosed by timber fencing.

PARKING

The property boasts block paved front drive providing ample off street parking

GARAGE

Integral garage

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 E.

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

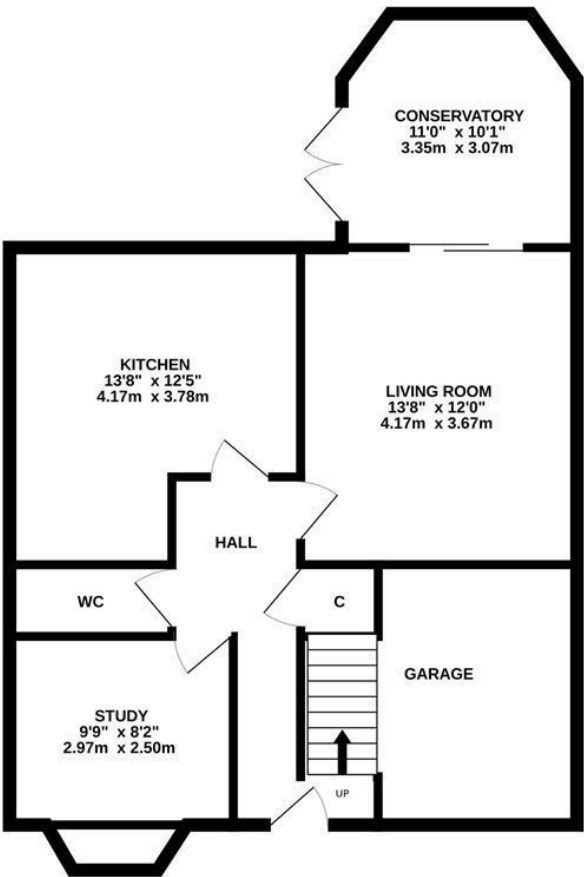
Symonds + Greenham have been informed that this property is Freehold.

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

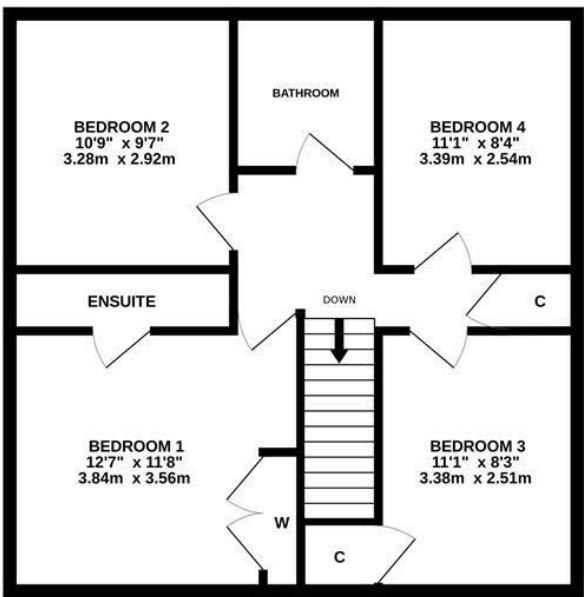
VIEWINGS

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		
(92 plus) A		
(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		
(02 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		

