



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 705 Hotham Road South, Hull, HU5 5JZ

### Offers in the region of £115,000

SPACIOUS TWO BED TERRACED - LARGER THAN AVERAGE LIVING SPACE - POPULAR HU5 LOCATION - CLOSE TO AMENITIES - WELL PRESENTED THROUGHOUT - FRONT AND REAR GARDENS - TWO WC'S

This beautifully presented two bedroom terraced house on Hotham Road South is located in the popular HU5 area, offering easy access to a range of local amenities and transport links. Ideal for first time buyers or those looking to downsize, the property is well maintained throughout and ready to move into.

The ground floor comprises a welcoming front porch, a stylish and cosy living room, a spacious kitchen diner perfect for entertaining, a rear lobby and a convenient w/c. Upstairs, there are two generously sized bedrooms and a contemporary shower room with w/c, providing a modern and comfortable living space.

Externally, the property benefits from a charming rear garden featuring a pergola and garage, ideal for outdoor relaxation and additional storage, while the gravelled front garden enhances the property's curb appeal. This is a fantastic opportunity to own a delightful home in a sought after location.

**BOOK YOUR VIEWING NOW!**

## GROUND ROOM

### PORCH

with door to...

### LIVING ROOM

*13'9 x 12'9 max (4.19m x 3.89m max)*

a delightful living room with squared bay window, stairs to first floor and door to...

### KITCHEN DINER

*13'4 x 12'9 max (4.06m x 3.89m max)*

a spacious kitchen with dining area, 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 fridge freezer, plumbing for washing machine, plumbing for dishwasher and door to...

### REAR LOBBY

with door to rear garden and door to...

### W/C

with low level w/c, heated towel rail and corner sink basin

## FIRST FLOOR

### LANDING

### BEDROOM 1

*11'6 x 10'1 max (3.51m x 3.07m max)*

a spacious primary bedroom with large storage cupboard/wardrobe space

### BEDROOM 2

*9'3 x 8'5 max (2.82m x 2.57m max)*

another good sized bedroom with fitted cupboard

### SHOWER ROOM

with low level w/c, pedestal sink basin, heated towel rail and corner shower cubicle, with floor to ceiling tiles

### OUTSIDE

a south facing garden with raised decking area, covered pergola, concrete path with flower bed border and garage, enclosed by timber fencing.

To the front, the property boasts a low maintenance gravelled garden with concrete path, enclosed by low level fence.

### 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 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

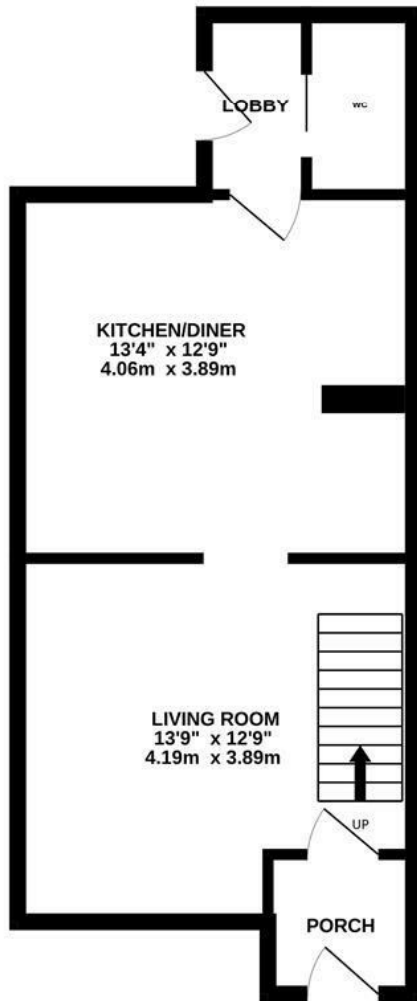
Symonds + Greenham have been informed that this property is Freehold.

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

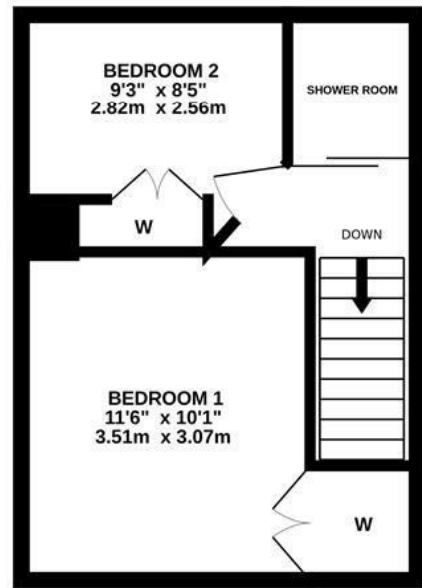
### VIEWINGS

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                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
| Current                                     | Potential | Current                                                         | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |

