



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 181 Leads Road, Hull, HU7 0DE Offers over £125,000

This charming two-bedroom terraced house on Leads Road is presented in immaculate condition, offering a move-in-ready opportunity for its new owners. Ideally located close to a variety of local amenities such as shops, restaurants, and recreational facilities, this property also benefits from excellent transport links, providing easy access to the wider area.

The interior of the home is generously proportioned, with spacious rooms and ample storage throughout. The open-plan living and dining area is flooded with natural light, creating a welcoming space perfect for both relaxation and entertaining. The modern kitchen is well-equipped, featuring sleek countertops and contemporary appliances, designed to make cooking a pleasure.

Upstairs, both bedrooms offer excellent space, with flexibility to serve as restful retreats or home offices. The well-designed family bathroom provides a relaxing environment, with both style and practicality in abundance.

To the rear, the low-maintenance garden is a real asset, offering a peaceful outdoor retreat with a seating area perfect for enjoying the sunshine. The property also benefits from a garage, providing secure parking and additional storage space.

Don't miss out on this fantastic home—book your viewing today!

## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM/DINER

22'1 x 11'7 max (6.73m x 3.53m max)

a spacious living area with electric fire and door to rear garden

### KITCHEN

8'7 x 9'6 max (2.62m x 2.90m max)

a modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated fridge freezer, integrated oven with gas hob and overhead extractor fan and plumbing for washing machine

## FIRST FLOOR

### LANDING

### BEDROOM 1

9'6 x 16'1 max (2.90m x 4.90m max)

a fantastic primary bedroom with storage cupboard

### BEDROOM 2

12'0 x 8'7 max (3.66m x 2.62m max)

another good sized double bedroom

### BATHROOM

with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with overhead shower attachment, tiles to splash back areas

### OUTSIDE

a superb, low maintenance rear garden with pavers, gravelled area for patio furniture and garage to the rear, enclosed by timber fencing

### 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 B.

### 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

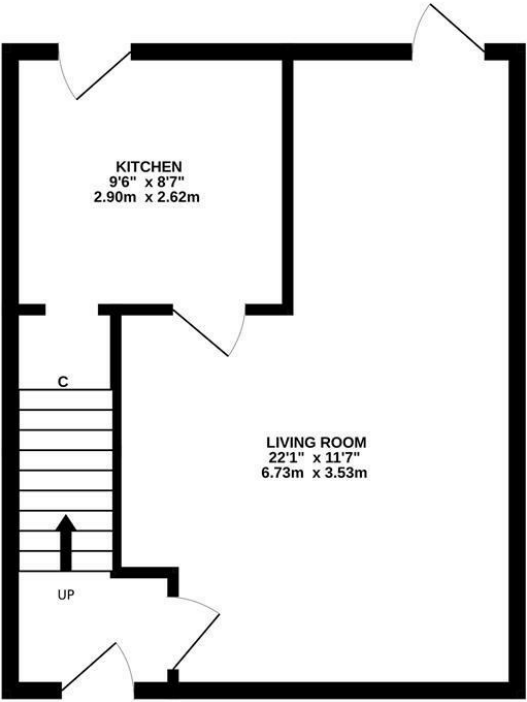
Symonds + Greenham have been informed that this property is Freehold.

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

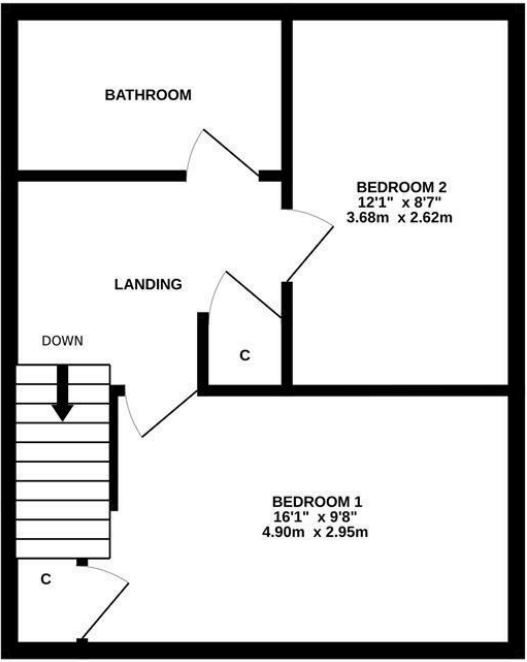
### VIEWINGS

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

GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.




1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

