



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 50 County Road North, Hull, HU5 4HJ

### Offers in the region of £240,000

Nestled on the desirable County Road North in Hull, this charming semi-detached house is an ideal family home. With its proximity to well-regarded schools and local amenities, it offers both convenience and comfort for those seeking a vibrant community. The property boasts two inviting reception rooms, perfect for family gatherings or entertaining guests, alongside a modern kitchen that is sure to delight any culinary enthusiast.

The home features four spacious bedrooms, providing ample space for a large family or guests. Each room is designed to offer a peaceful retreat, ensuring restful nights and rejuvenating mornings. The well-appointed bathroom caters to the needs of a busy household, making daily routines a breeze.

One of the standout features of this property is the westerly facing garden, which invites plenty of natural light and offers a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, the garage provides off-street parking, a valuable asset in this bustling area.

With good transport links to Hull city centre and the neighbouring village of Cottingham, this home is perfectly positioned for those who wish to enjoy the best of both worlds—urban living with easy access to tranquil village life. This semi-detached house is not just a property; it is a place where cherished memories can be made. Don't miss the opportunity to make this delightful home your own.



## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor



### LIVING ROOM

14'3 max x 13'5 max (4.34m max x 4.09m max)

With gas fire

### DINING ROOM

13'6 max x 13' max (4.11m max x 3.96m max)

With French patio doors to rear garden



### KITCHEN

14'5 max x 9'7 max (4.39m max x 2.92m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, double electric oven, gas hob with overhead extractor fan, space for fridge-freezer, plumbing for washing machine, space for tumble dryer and door to side drive.

### DOWNSTAIRS WC

With low-level WC and pedestal handbasin

## FIRST FLOOR

### BEDROOM 1

14'3 max x 12'7 max (4.34m max x 3.84m max)

With fitted wardrobes



### BEDROOM 2

13' max x 10'7 max (3.96m max x 3.23m max)

With storage cupboard



### BEDROOM 3

9'6 max x 7'10 max (2.90m max x 2.39m max)



### BEDROOM 4

7'11 max x 6'11 max (2.41m max x 2.11m max)



### BATHROOM

With low-level WC, pedestal handbasin, panel bath with overhead shower attachment, shower cubicle with overhead shower, heated towel rail, tiled to splashback areas.



### OUTSIDE

The front of the property is mainly brick paved with some low maintenance shrubbery and a shared side drive leading to the garage and the rear garden.

The rear garden is mainly laid to lawn with two paved patio areas, some low maintenance shrubbery and a timber shed.



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

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

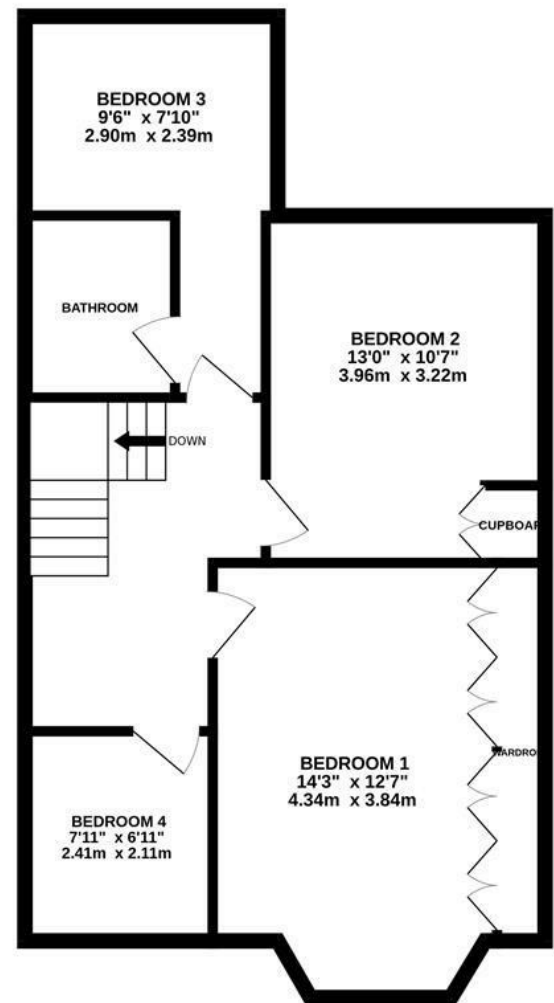
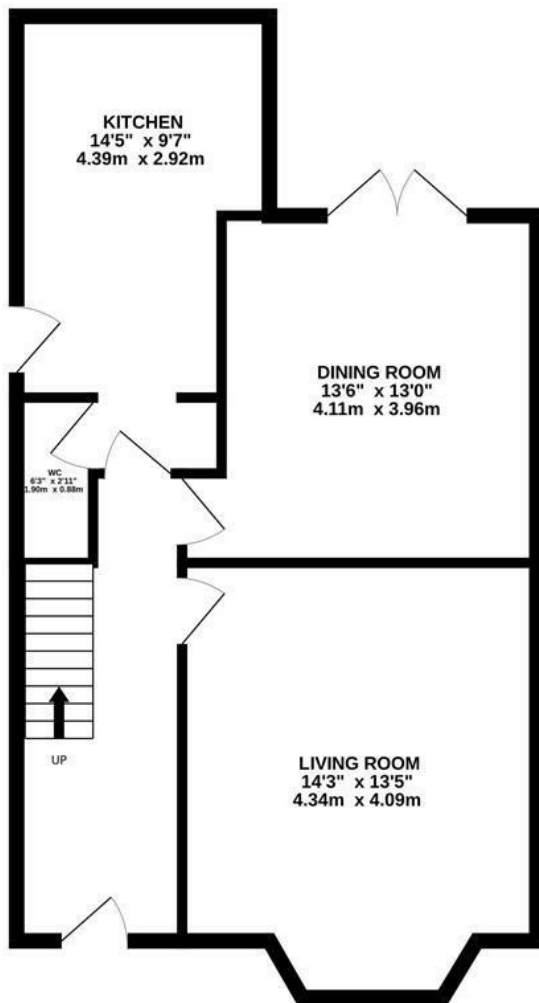
### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.


### VIEWINGS

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





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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 