



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 146 Rokeby Park, Hull, HU4 7QF £200,000

Situated on Rokeby Park this charming semi-detached home is perfect for families or first time buyers seeking both comfort and convenience. Offering three well-proportioned bedrooms, it provides ample space for relaxation and everyday living.

The inviting reception room creates a warm first impression, leading seamlessly into the open-plan kitchen diner—a standout feature designed for entertaining and family gatherings. Bathed in natural light, this space effortlessly blends style and practicality.

The beautifully maintained rear garden offers plenty of room for outdoor enjoyment, whether it's children playing, summer barbecues, or simply unwinding in a peaceful setting. A garage and driveway accommodate up to three vehicles, ensuring parking is never an issue.

Combining modern living with a welcoming community atmosphere, this delightful family home on Rokeby Park is a fantastic opportunity.

Early viewing is highly recommended.

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor



### LOUNGE

12'7 x 15'8 (3.84m x 4.78m )

An excellent sized reception room with multi fuel log burner



### OPEN PLAN KITCHEN DINER

19'2 x 13'1 (5.84m x 3.99m )



### KITCHEN

with a range of eye and base level units with complementing work surfaces, space for fridge freezer, plumbing for washing machine, space for tumble dryer, ceramic sink and drainer unit and space for electric oven with overhead extractor fan



### DINER

with brand new anthracite grey French doors to the rear garden



## FIRST FLOOR

### LANDING

with loft hatch and pull down ladder to the loft



### BEDROOM ONE

10'5 x 15'1 (3.18m x 4.60m )

An excellent sized double bedroom with fitted wardrobes



### BEDROOM TWO

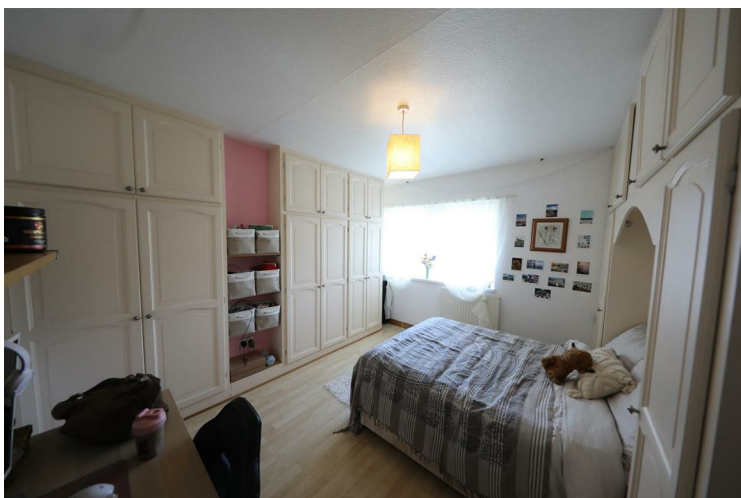
12'8 x 13'2 (3.86m x 4.01m )

A second good sized double with fitted wardrobes



### LOFT

Boarded out loft with velux window and ample eaves storage space



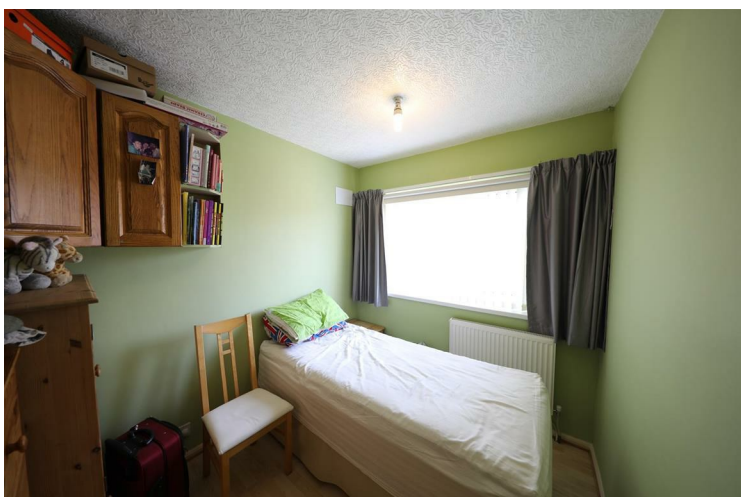
### BEDROOM THREE

7'6 x 9'8 (2.29m x 2.95m )



### OUTSIDE

The beautiful and generous rear garden is quite the sun trap and an excellent space to relax or entertain guests laid to areas of lawn and block paved patio



### BATHROOM

6'1 x 7'2 (1.85m x 2.18m )

A bright family bathroom with low level WC, wash hand basin, panelled bath with overhead shower attachment and tiles to splashback areas



### GARAGE AND PARKING

The property benefits from a detached garage and front and side drive providing off street parking for a number of vehicles

### 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

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

### COUNCIL TAX BAND

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

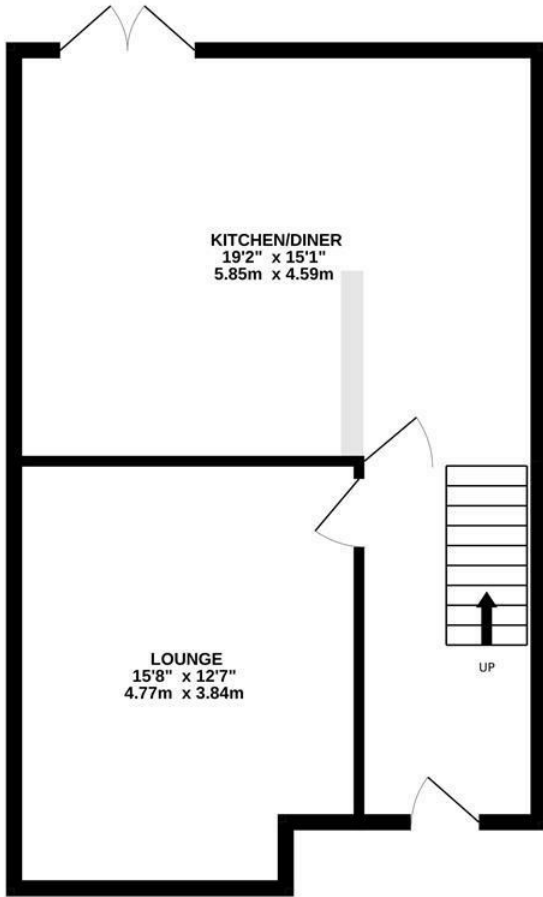
## VIEWINGS

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

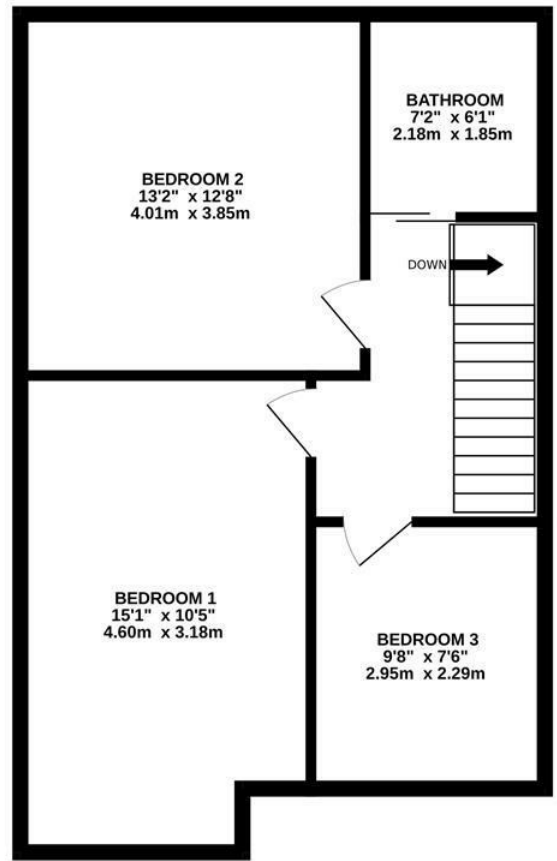
## DISCLAIMER

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.

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) <b>A</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 energy efficient - higher running costs	
71	84
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	
(02 plus) <b>A</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	
England & Wales	EU Directive 2002/91/EC

