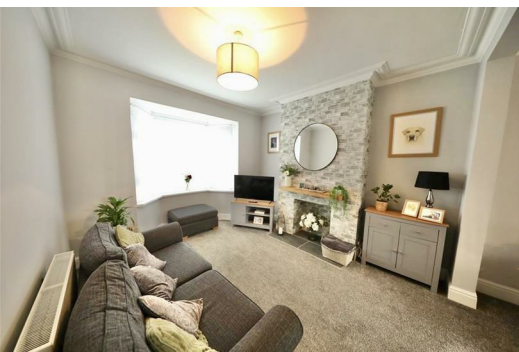




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 119 Wolfreton Road, Hull, HU10 6QT

### £170,000

NO ONWARD CHAIN - POPULAR HU10 LOCATION - STYLISH 3 BED END TERRACED - THREE DOUBLE BEDROOMS - SPLIT GARDEN WITH OUTSTANDING BAR - REAR PARKING AND GARAGE - CLOSE TO AMENITIES AND EXCELLENT SCHOOLS

Located on the ever popular Wolfreton Road in HU10, this superb three bedroom end terraced property is the perfect family home, offering generous living space, modern finishes and fantastic outdoor areas. Situated in a highly sought after location, it is within easy reach of excellent schools and a variety of local amenities, including the nearby Anlaby Retail Park, making it ideal for families and professionals alike.

Beautifully presented throughout, the property boasts a spacious and inviting interior. The ground floor comprises a welcoming entrance hall leading to a stylish open plan living and dining area, perfect for both relaxation and entertaining. The well appointed kitchen offers ample storage and workspace, while the generously sized ground floor bathroom is finished to a high standard. Upstairs, three double bedrooms provide comfortable and flexible living space, complemented by a convenient additional W/C.

Externally, the home features a unique split garden layout. To the rear, a low maintenance enclosed courtyard provides a private and practical outdoor space. Beyond this, a larger lawned and paved garden offers plenty of room for outdoor activities, leading to the standout feature of this home—the outstanding summer house. Stylishly designed and complete with a built in bar, this fantastic space is perfect for social gatherings, a home office or a relaxing retreat. Off street parking to the rear adds further convenience, making this property an excellent choice for those looking for a spacious and well located family home.

DON'T DELAY...BOOK YOUR VIEWING NOW!

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to dining room

### LIVING ROOM

*11'3 x 11'0 max (3.43m x 3.35m max)*

a stylish living room with bay window, adjoining the...

### DINING ROOM

*12'3 x 11'10 max (3.73m x 3.61m max)*

well presented reception room with under stairs storage cupboard and door to...

### KITCHEN

*13'9 x 7'5 max (4.19m x 2.26m max)*

with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, integrated oven with gas hob, integrated fridge freezer, plumbing for washing machine, space for tumble dryer, door to rear garden and door to...

### BATHROOM

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

## FIRST FLOOR

### BEDROOM 1

*12'3 x 11'3 max (3.73m x 3.43m max)*

a good sized primary bedroom with fitted wardrobes

### BEDROOM 2

*12'3 x 8'9 max (3.73m x 2.67m max)*

a good sized double bedroom

### BEDROOM 3

*10'5 x 7'5 max (3.18m x 2.26m max)*

a third double bedroom

### W/C

with low level w/c and pedestal sink basin

## OUTSIDE

The rear garden is split into two, separated by ten foot, off street parking and garage; the first comprises a low maintenance paved courtyard that is quite the sun trap, enclosed by timber fencing. The second part is laid to lawn with paved patio and gravel border enclosed by timber fence, complete with incredible summer house with power and bar area, with outdoor socket. This provides the perfect spot for hosting friends and family in the warmer months.

## PARKING/GARAGE

The property benefits from a garage with power supply and off street parking for up to 2 vehicles to the rear of the property

## 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

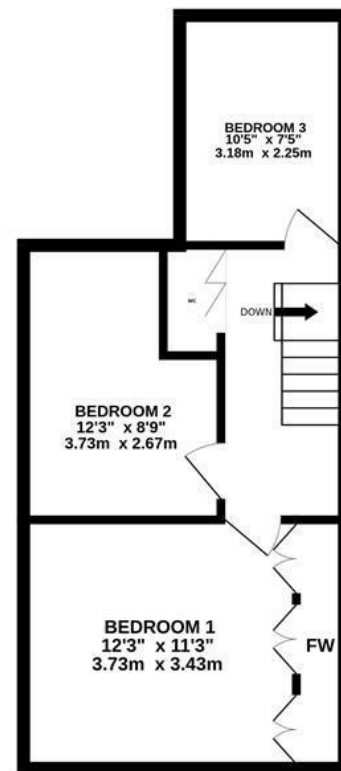
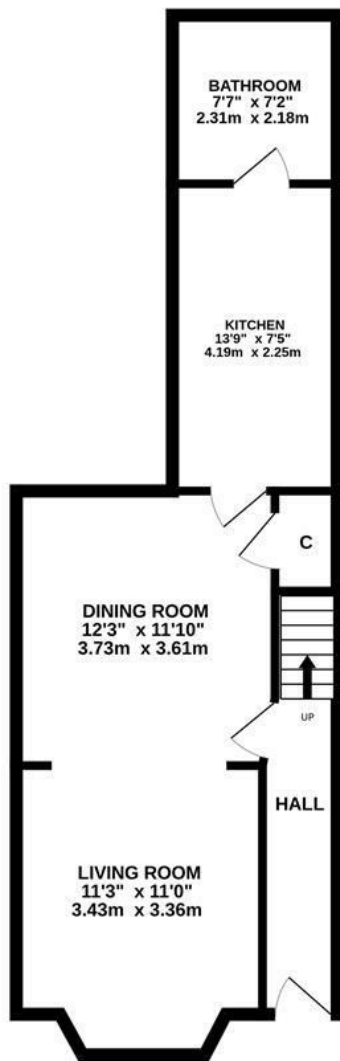
Symonds + Greenham have been informed that this property is Freehold.

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.





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 |  |                         |           |
| 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>  |  |                         |           |
| (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 |           |

