



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 11 Briarfield Road, Hull, HU5 4HX

### £150,000

DELIGHTFUL THREE BED END TERRACED - POPULAR HU5 LOCATION - CLOSE TO AMENITIES AND GOOD SCHOOLS - SOUTH FACING REAR GARDEN - WELL PRESENTED THROUGHOUT

Situated on Briarfield Road, just off National Avenue in the popular HU5 location, this well presented three bedroom end terraced property is the perfect family home. Ideally positioned close to excellent schools, local amenities and transport links, it offers comfortable and spacious living in a sought after residential area.

The ground floor features a welcoming entrance hall leading to a bright and airy open plan living and dining room, perfect for modern family life. A generously sized kitchen provides ample storage and workspace, while a conservatory at the rear adds additional versatile living space. Upstairs, three well proportioned bedrooms are served by a family bathroom, making this an ideal home for growing families.

Externally, the property benefits from a good sized south facing rear garden, offering plenty of space for outdoor enjoyment, while the front drive provides convenient off street parking for two vehicles. This fantastic home is a wonderful opportunity for buyers looking to settle in a desirable and well connected area.

BOOK YOUR VIEWING NOW!

## GROUND FLOOR

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

### ENTRANCE HALL

with stairs to first floor and doors to kitchen and...

### OPEN PLAN LIVING DINING ROOM

*23'5 x 11'4 max (7.14m x 3.45m max)*

a fantastic open plan living dining room with bay window and french doors to the rear garden

### KITCHEN

*13'9 x 10'2 max (4.19m x 3.10m max)*

a spacious kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated double oven, gas hob with overhead extractor fan, plumbing for washing machine, space for fridge freezer, plumbing for dishwasher and door to...

### CONSERVATORY

*11'0 x 6'7 max (3.35m x 2.01m max)*

a good sized reception room with doors to the rear garden

## FIRST FLOOR

### LANDING

#### BEDROOM 1

*12'9 x 10'8 max (3.89m x 3.25m max)*

a spacious primary bedroom with bay window

#### BEDROOM 2

*10'9 x 10'2 max (3.28m x 3.10m max)*

another good sized double bedroom

#### BEDROOM 3

*6'6 x 5'9 max (1.98m x 1.75m max)*

### BATHROOM

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

### OUTSIDE

a fantastic south facing rear garden, mainly laid to lawn with patio, with garage, enclosed by timber fencing.

To the front, the property boasts a front drive providing off street parking for 2 vehicles

### 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" (change as needed).

### 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

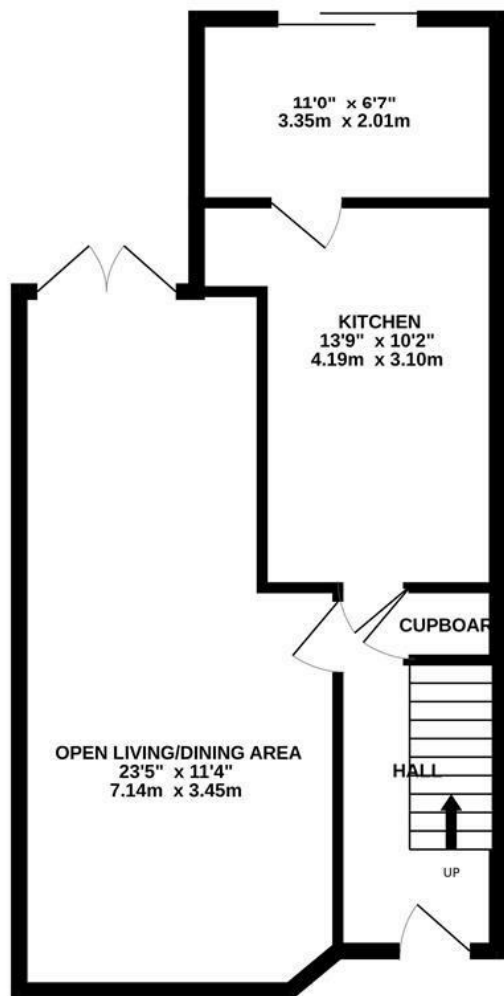
Symonds + Greenham have been informed that this property is Freehold/Leasehold.

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

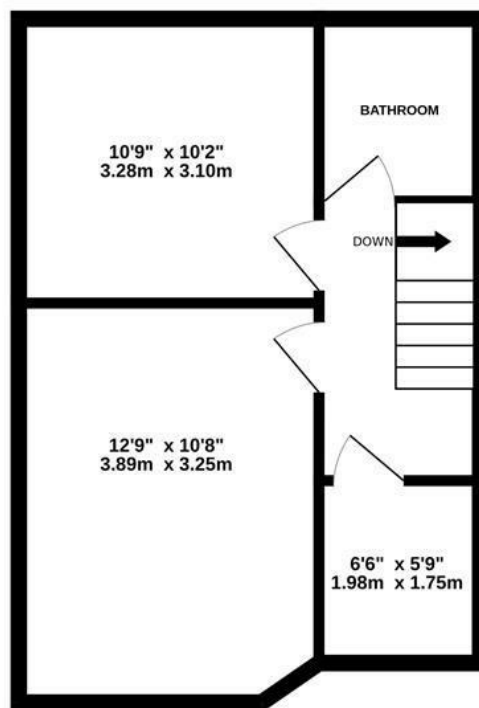
### VIEWINGS



GROUND FLOOR



FIRST 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	
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	

