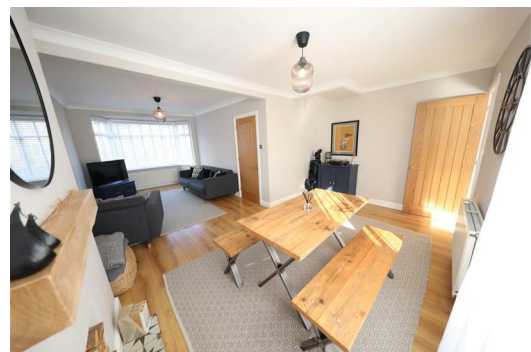




SYMONDS + GREENHAM

Estate and Letting Agents



45 Ridgeway Road, Hull, Yorkshire HU5 5HU

£165,000

THREE BEDROOM TERRACED - BEAUTIFULLY PRESENTED THROUGHOUT - NEW KITCHEN AND BATHROOM - OPEN PLAN LIVING - POPULAR HU5 LOCATION - PERFECT FOR FIRST TIME BUYERS

Located on Ridgeway Road in the popular HU5 area, this beautifully updated three-bedroom terraced property is perfect for first time buyers. Stylishly presented throughout, the home is in move in condition, featuring a brand new kitchen and bathroom, along with a newly installed fence for added privacy. Offering modern and spacious living, this property is an ideal choice for those looking for a home that requires no work.

The ground floor boasts a welcoming entrance hall leading into a bright and airy open plan living and dining room, perfect for entertaining. A large, stylish kitchen completes the ground floor, offering ample storage and workspace. Upstairs, there are three good sized bedrooms and a contemporary family bathroom.

Externally, the property benefits from a front driveway providing convenient off street parking. To the rear, a glorious garden offers plenty of outdoor space, with the added advantage of a garage for storage or additional parking. This fantastic home is a must see for those looking to step onto the property ladder in a highly sought after location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor and door to the...

LOUNGE/DINER

15'1 max x 21'8 max (4.60m max x 6.60m max)

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

KITCHEN

7'8 max x 12'1 max (2.34m max x 3.68m max)

a stylish, modern kitchen with a range of eye level and base level units with complementing work surfaces, integrated fridge freezer, ceramic sink with mixer tap and drainer unit, integrated oven with gas hob and overhead extractor fan, integrated washing machine, integrated dryer, with door to the rear garden

FIRST FLOOR

LANDING

with doors to all bedrooms and door to the...

BEDROOM 1

9'5 max x 14'1 max (2.87m max x 4.29m max)

a good sized primary bedroom with bay window

BEDROOM 2

9'9 max x 9'11 max (2.97m max x 3.02m max)

another good sized double bedroom

BEDROOM 3

5'4 max x 8'8 max (1.63m max x 2.64m max)

BATHROOM

5'9 max x 6'3 max (1.75m max x 1.91m max)

a stylish bathroom with low level WC, sink basin with vanity unit, panelled bath with overhead shower attachment, with floor to ceiling tiles

OUTSIDE

The front of the property benefits from a dropped kerb and driveway providing off street parking for two vehicles.

The rear garden is mainly laid to lawn and some low maintenance shrubbery, enclosed by brand new timber fencing.

GARAGE

with electric door and vehicle access via the rear ten foot

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

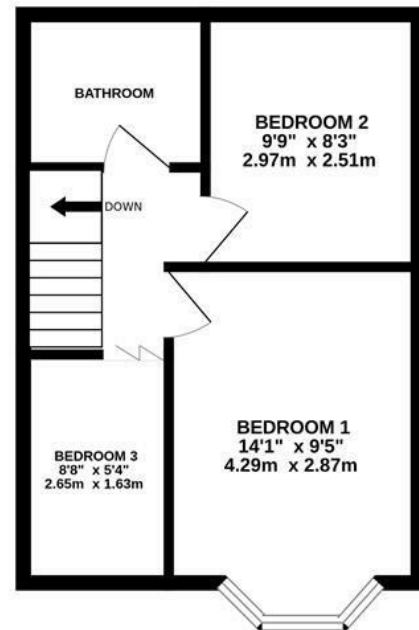
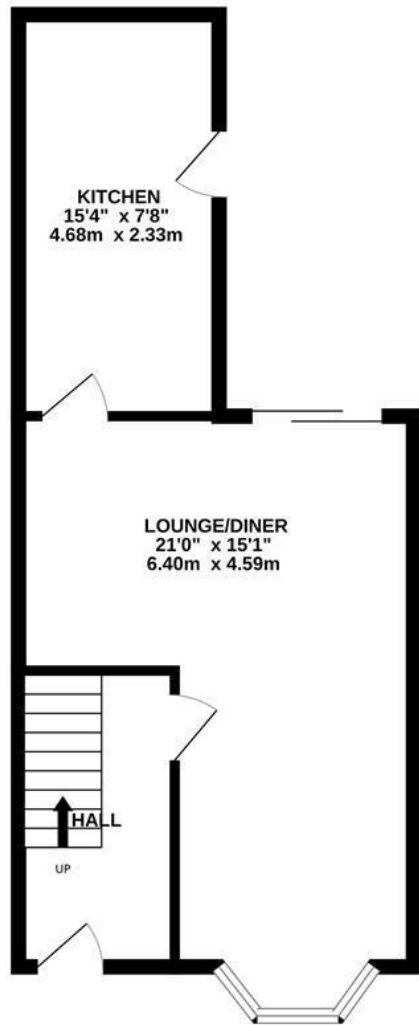
COUNCIL TAX BAND

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

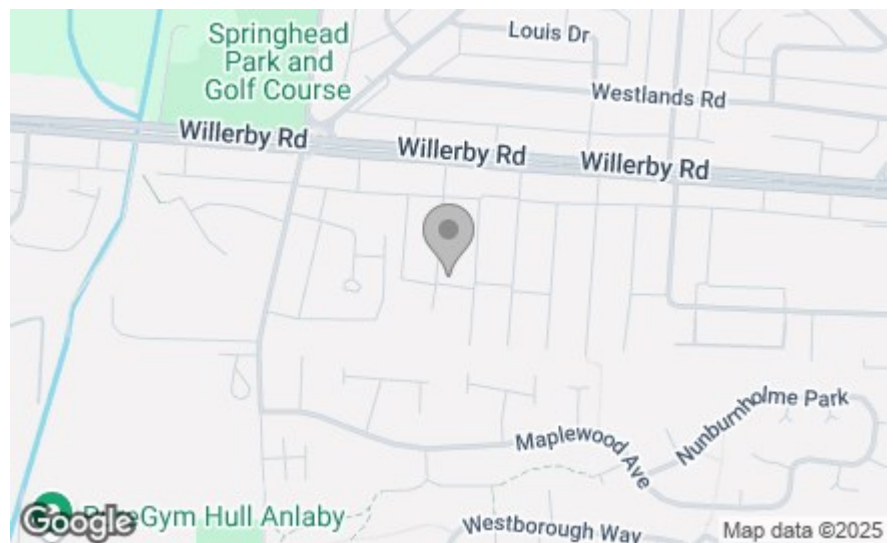
TENURE

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.



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			85
		67	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			83
		64	