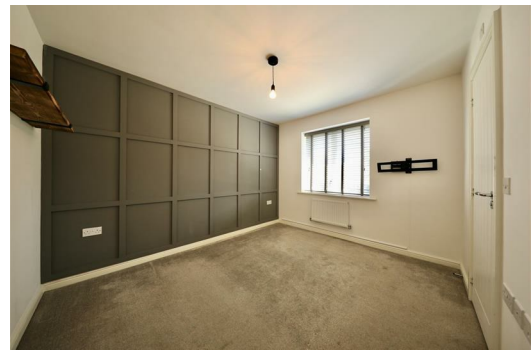




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 75 Middlesex Road, Hull, HU8 0AF

### £175,000

TWO SPACIOUS BEDROOMS AND TWO BATHROOMS - MODERN INTERIOR READY FOR PERSONALISATION - OFF-STREET PARKING

Nestled on the charming Middlesex Road in Hull, this delightful two-bedroom semi-detached house offers an exceptional opportunity for both first-time buyers and astute investors. The property features a thoughtfully designed layout, beginning with a welcoming reception room that serves as a perfect space to relax and unwind after a long day.

The two spacious bedrooms provide ample room for comfortable living, ensuring that you have the space you need to thrive. With two modern bathrooms, convenience is at the forefront, making daily routines seamless for both residents and guests. The interior of the home is fresh and contemporary, presenting a blank canvas for you to infuse your personal style and flair.

Adding to the appeal of this lovely residence is the off-street parking, which not only enhances accessibility but also offers peace of mind in this quiet and friendly neighbourhood. Whether you are looking to establish your first home or seeking a promising investment opportunity, this property is ideally suited to meet your needs.

In summary, this semi-detached house on Middlesex Road is a fantastic find, blending modern living with the potential for personalisation. Do not miss the chance to make this charming property your own and enjoy all that it has to offer.

## LOUNGE

12'9 x 9'10 max (3.89m x 3.00m max)

## DOWNSTAIRS W/C

With low level w/c and vanity hand basin

## KITCHEN

14'3 x 13'4 max (4.34m x 4.06m max)

Featuring a base of eye to level units, complementary work top surfaces, sink and draining unit, electric oven and gas hob with overhead extractor fan, integrated fridge freezer, under cabinet lighting, large storage cupboard, french doors leading to the rear garden

## BEDROOM ONE

11'5 x 9'9 max (3.48m x 2.97m max)

With en suite and storage cupboard

## EN SUITE

Featuring a walk in shower, pedestal hand basin, low level w/c, tiled to splash back areas

## BEDROOM TWO

13'4 x 8'7 max (4.06m x 2.62m max)

## BATHROOM

6'10 x 6'2 max (2.08m x 1.88m max)

With panelled bath, pedestal hand basin, low level w/c and tiled to splash back areas

## 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 "B"

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

Symonds + Greenham have been informed that this property is Freehold

## DISCLAIMER

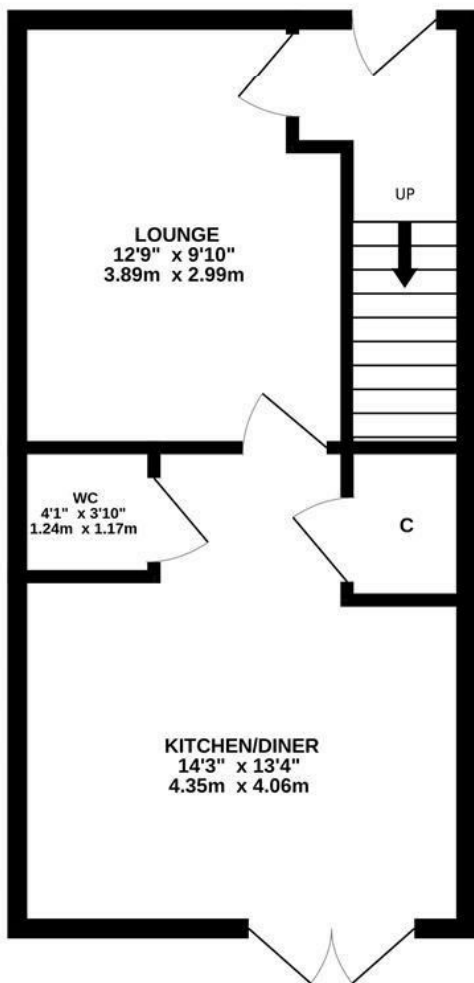
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## VIEWINGS

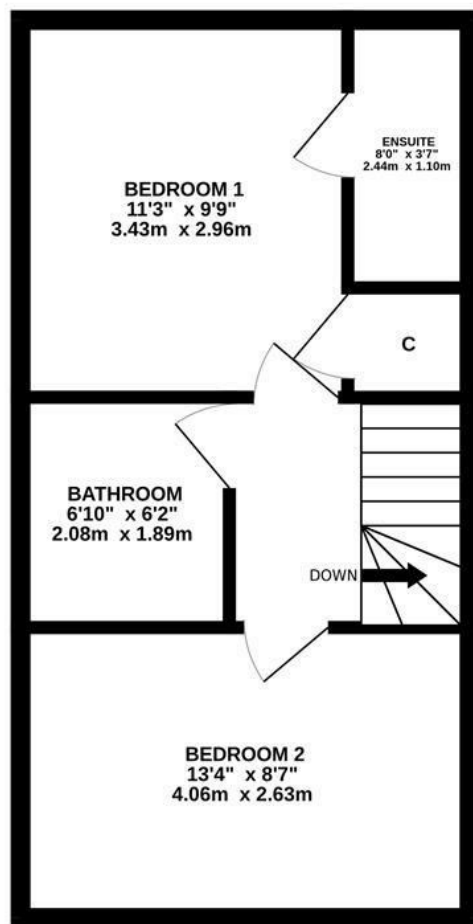
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.

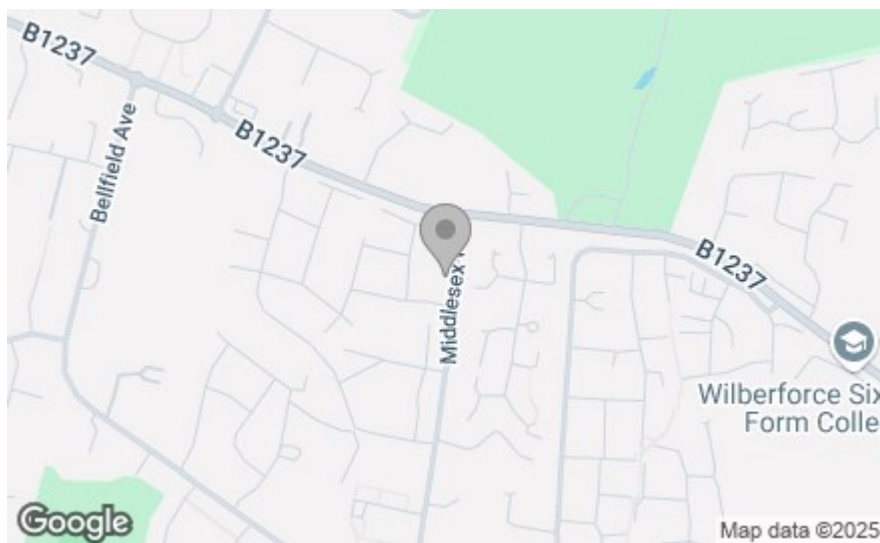


1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

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>97</b>
(81-91) <b>B</b>	<b>84</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