



SYMONDS + GREENHAM

Estate and Letting Agents



5 Fieldside Garth, Hull, HU6 7YE

Price £155,000

WELL PRESENTED TWO BED SEMI DETACHED - POPULAR HU6 LOCATION - WEST FACING GARDEN - MODERN SHOWER ROOM - CLOSE TO AMENITIES - GOOD TRANSPORT LINKS

Located on Fieldside Garth in the popular HU6 area, this well presented two bedroom semi detached home is nestled in a quiet residential location, offering both convenience and tranquility. Ideally situated close to a supermarket and Kingswood Retail Park, it provides easy access to a wealth of shops, restaurants and leisure facilities, with regular bus routes into the city centre making it a great choice for commuters.

The property comprises a welcoming front porch leading into a spacious living room with a dedicated dining area, creating a perfect space for relaxing and entertaining. The well appointed kitchen completes the ground floor. Upstairs, there are two good sized bedrooms, both featuring fitted units for added storage, along with a modern shower room.

Externally, the west facing rear garden is a wonderful sun trap, offering a private and peaceful outdoor space to enjoy. To the front, a gravelled drive provides off-street parking, adding to the convenience of this fantastic home.

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

GROUND FLOOR

PORCH

with door to living room

LIVING ROOM

18'8 x 11'6 max (5.69m x 3.51m max)

a spacious living room with gas fireplace, stairs to first floor and door to...

KITCHEN

11'5 x 7'5 max (3.48m x 2.26m max)

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

FIRST FLOOR

LANDING

with doors to both bedrooms and bathroom

BEDROOM 1

11'1 x 9'8 max (3.38m x 2.95m max)

a good sized primary bedroom with fitted wardrobes and storage cupboard

BEDROOM 2

9'5 x 8'6 max (2.87m x 2.59m max)

with fitted wardrobes

BATHROOM

a modern shower room with low level w/c, sink basin with vanity unit, heated towel rail and walk in shower with waterfall and hand held shower attachments

OUTSIDE

a fantastic west facing rear garden mainly laid to lawn with paved patio and shrubbery, enclosed by timber fencing.

To the front, the property boasts a low maintenance gravelled drive providing off street parking

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.

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.

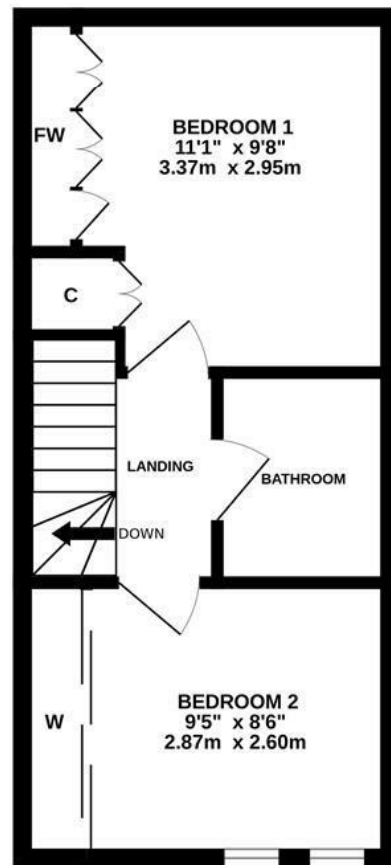
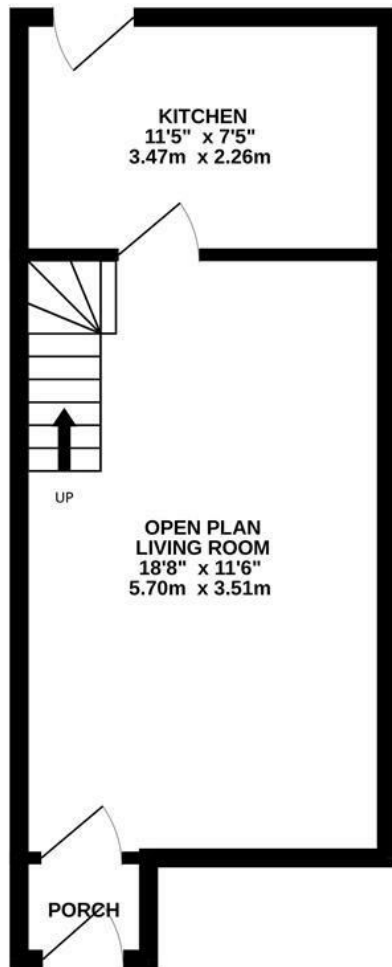
TENURE

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) 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	86

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	

