



SYMONDS + GREENHAM

Estate and Letting Agents



18 Briarfield Road, Hull, HU5 4HX

£155,000

STUNNING THREE-BEDROOM HOME WITH SPACIOUS LOUNGE AND LOG BURNER - BEAUTIFULLY LANDSCAPED GARDEN WITH FRENCH DOORS AND HOME GYM IN GARAGE - QUIET CUL-DE-SAC LOCATION NEAR SCHOOLS, SHOPS AND TRANSPORT LINKS

Nestled on Briarfield Road, Hull, this immaculate three-bedroom terraced house presents an exceptional opportunity for families and professionals alike. The property boasts a spacious lounge and dining area, perfect for entertaining or relaxing, featuring a delightful log burner that adds a touch of warmth and character. French doors open seamlessly to a beautifully landscaped garden, creating a perfect indoor-outdoor flow for those sunny days.

The garden is not only a tranquil retreat but also includes a garage currently utilised as a home gym, catering to those who value fitness and convenience. Additionally, the gated ten-foot access provides extra security and privacy, making it an ideal space for children to play or for hosting gatherings.

Situated in a quiet cul-de-sac, this home is conveniently located near well-regarded schools, making it an excellent choice for families. Local shops and bus routes are also within easy reach, ensuring that daily amenities and transport links are readily accessible.

This property combines modern living with a peaceful setting, making it a must-see for anyone looking to settle in Hull. With its attractive features and prime location, this home is sure to impress.

HALL

With under stairs storage

LOUNGE/DINER

21'11 x 11'6 max (6.68m x 3.51m max)

Featuring a bay window, log burner and French doors leading to the garden

KITCHEN

13'4 x 9'11 max (4.06m x 3.02m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, large electric oven and gas hobs with overhead extractor fan, wine cooler, space for fridge freezer, space for washing machine and space for dishwasher

MASTER BEDROOM

10'10 x 10'6 max (3.30m x 3.20m max)

Featuring a bay window

BEDROOM TWO

10'10 x 10'2 max (3.30m x 3.10m max)

BEDROOM THREE

6'7 x 6'0 max (2.01m x 1.83m max)

BATHROOM

Featuring a panelled bath with overhead shower, pedestal hand basin, low level w.c. and heated towel rail

OUTSIDE

The front of the property benefits from a gravelled drive. The rear side of the property features a beautiful landscaped garden with two decking areas and an astroturf lawn placed in the middle of the garden. The property also features a large garage which is currently being used as a home gym.

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.

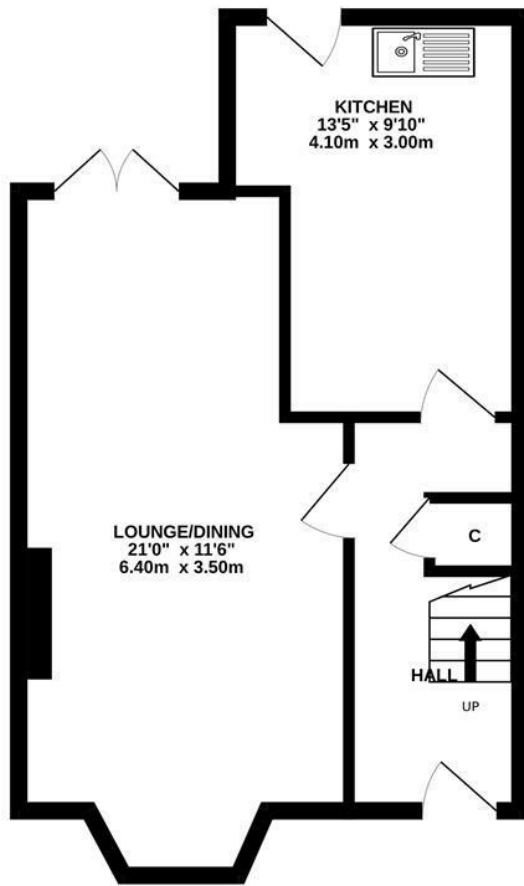
TENURE

Symonds + Greenham have been informed that this property is Freehold

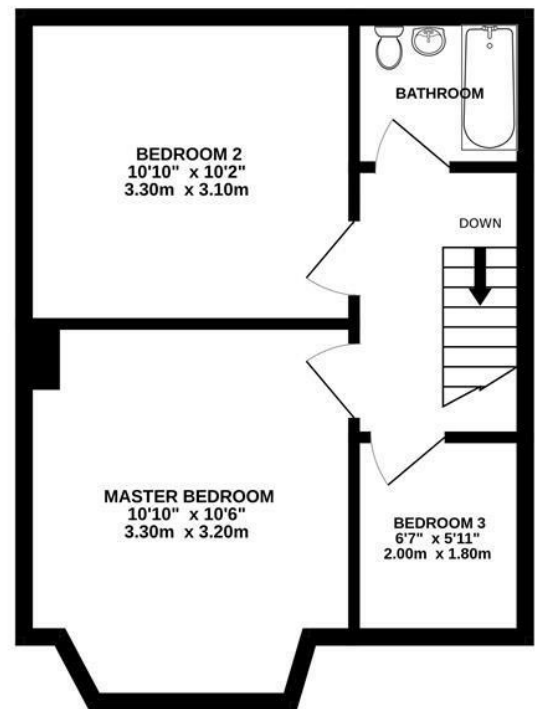
VIEWINGS

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

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.




1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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			
<div><div></div><div>(92 plus) A</div></div>			<div><div></div><div>88</div></div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>		<div><div></div><div>69</div></div>	
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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	