



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 555 Hotham Road South, Hull, HU5 5UE

### £130,000

EXTENDED MID-TERRACE HOME WITH SPACIOUS LAYOUT IN WEST HULL - TWO BEDROOMS PLUS STUDY AND RECEPTION ROOMS - GENEROUS GARDEN, GARAGE, AND LARGE DRIVEWAY WITH EASY ACCESS TO AMENITIES AND CITY CENTRE

Nestled on Hotham Road South in the sought-after area of West Hull, this charming mid-terrace house presents an excellent opportunity for first-time buyers or those looking to downsize. The property boasts a spacious layout, enhanced by a substantial rear extension that significantly increases the overall living space.

Inside, you will find two well-proportioned bedrooms, complemented by a versatile study or dressing room, perfect for those needing extra space. The ground floor features two inviting reception rooms, with the dining area seamlessly flowing into the kitchen, creating an ideal setting for entertaining family and friends. The bathroom is both stylish and practical, with ample fitted storage.

Externally, the property offers a delightful paved and slate chip seating area, perfect for enjoying the outdoors, alongside a generously sized lawned garden that provides a tranquil retreat. A garage at the rear adds convenience, while a large driveway at the front ensures ample parking for residents and guests alike.

Situated in a highly desirable location, this home is just a stone's throw from Willerby Road, which is brimming with amenities, and offers easy access to Hull city centre. This property is a true credit to its current owner, presented in move-in condition and ready for you to make it your own. Don't miss the chance to view this delightful home in a vibrant community.

## LOUNGE

13'3 x 11'0 max (4.04m x 3.35m max)

## DINING AREA

13'10 x 6'6 max (4.22m x 1.98m max)

## KITCHEN

14'11 x 6'11 max (4.55m x 2.11m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, electric oven with gas hobs and overhead extractor fan, space for fridge freezer, space for washing machine, space for drier, tiled to splash back areas

## BATHROOM

8'10 x 4'11 max (2.69m x 1.50m max)

Featuring a panelled bath with shower attachment, low level w.c. vanity hand basin, tiled floor to ceiling

## BEDROOM ONE

13'10 x 10'6 max (4.22m x 3.20m max)

## BEDROOM TWO

9'6 x 7'11 max (2.90m x 2.41m max)

## STUDY

5'6 x 4'10 max (1.68m x 1.47m max)

## OUTSIDE

The front of the property features a gravelled drive for off street parking for one vehicle. At the rear you will find a large garden with slate chip seating area, laid to lawn garden and garage

## 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"

## 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

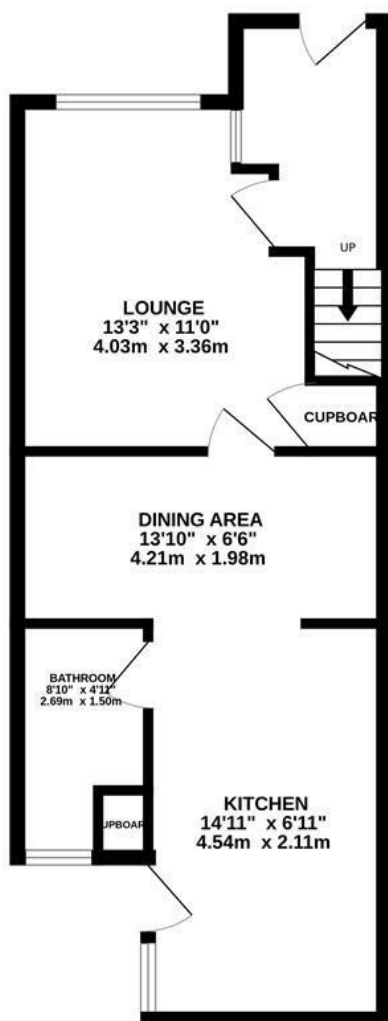
Symonds + Greenham have been informed that this property is Freehold

## VIEWINGS

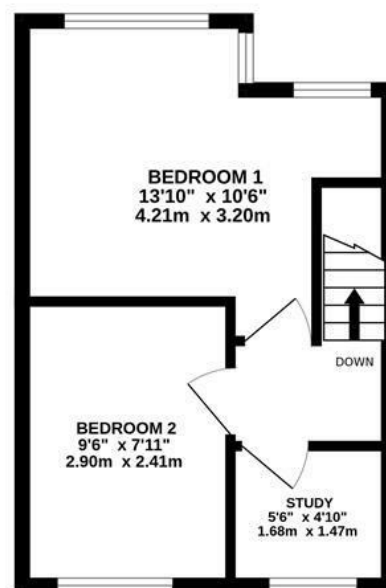
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR



1ST 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)                                   | 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

