



SYMONDS + GREENHAM

Estate and Letting Agents



4 Wymersley Road, Hull, HU5 5LJ

£197,000

BEAUTIFUL THREE BED MID TERRACED - OPEN PLAN LIVING - MODERN KITCHEN AND BATHROOM - CONVERTED LOFT SPACE - STYLISHLY PRESENTED THROUGHOUT - VIEWS OVERLOOKING THE PARK - POPULAR HU5 LOCATION - CLOSE TO AMENITIES -

Located on the popular Wymersley Road in the sought after HU5 area, this stylishly presented three bedroom terraced home offers generous living space, a contemporary finish throughout and lovely views overlooking the park. Perfectly positioned close to local amenities, well regarded schools, and with the park just a short stroll away, this home is ideal for families or anyone looking for a spacious and well maintained property in a fantastic location.

The ground floor comprises a welcoming entrance hall, an impressive open plan lounge and dining room filled with natural light, a modern kitchen, and a convenient ground floor WC. To the first floor, there are three beautifully finished bedrooms and a stylish family bathroom, while a converted loft space on the second floor provides additional versatile accommodation, perfect for a home office, playroom or guest space.

Externally, the home features a generous low maintenance rear garden with a garage, ideal for storage. A gravelled front drive provides off street parking, adding to the convenience of this superb property. Early viewing is highly recommended to appreciate the space and quality on offer.

DON'T DELAY...CALL NOW TO ARRANGE A VIEWING!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and access to...

DINING ROOM

17'8 x 8'2 max (5.38m x 2.49m max)

a beautifully presented dining room with French doors to the rear garden and door to the...

W/C

with low level w/c and floating sink basin

LOUNGE

14'2 x 11'8 max (4.32m x 3.56m max)

a stylish living room with bay window

KITCHEN

12'7 x 8'2 max (3.84m x 2.49m max)

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

FIRST FLOOR

LANDING

with doors to all bedrooms, bathroom and stairs to the second floor

BEDROOM 1

15'1 x 11'7 max (4.60m x 3.53m max)

a fantastic primary bedroom with bay window

BEDROOM 2

11'7 x 11'4 max (3.53m x 3.45m max)

another spacious double bedroom

BEDROOM 3

7'4 x 5'9 max (2.24m x 1.75m max)

BATHROOM

with low level w/c, pedestal sink basin, heated towel rail and panelled bath with overhead shower attachment, with tiles to splash back areas

SECOND FLOOR

LOFT ROOM

15'9 x 9'8 max (4.80m x 2.95m max)

a fantastic, versatile room that can be used for a variety of functions, including a home office, hobbies room or additional living space (not to building regs)

OUTSIDE

a wonderful rear garden mainly laid with artificial grass with paved path and garage to the rear, enclosed by timber fencing. To the front, the property benefits from a large gravelled front drive providing off street parking for multiple vehicles

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

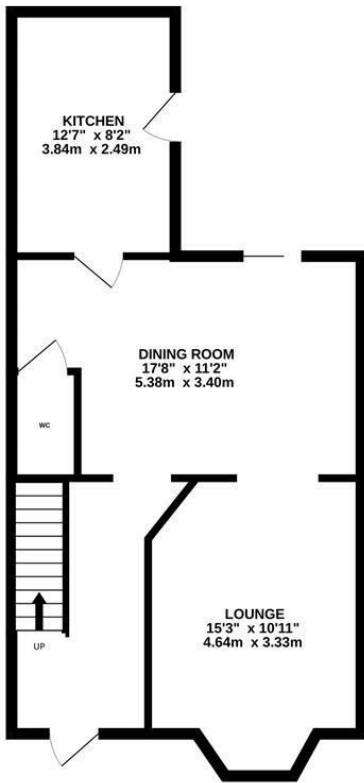
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

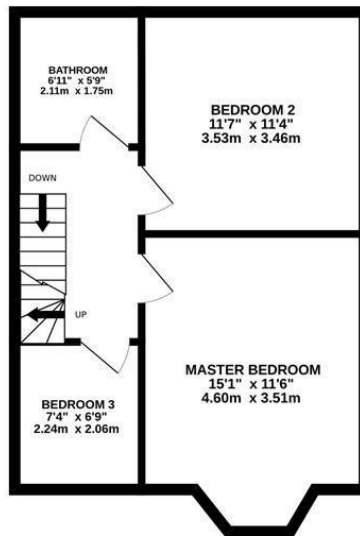
VIEWINGS

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

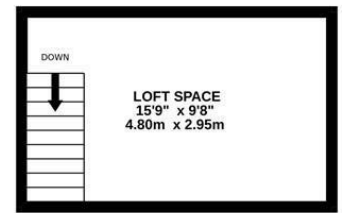
GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.





2ND FLOOR
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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 | | | |
| <div><div></div><div>(92 plus) A</div></div> | | | <div><div></div><div>83</div></div> |
| <div><div></div><div>(81-91) B</div></div> | | | |
| <div><div></div><div>(69-80) C</div></div> | | | |
| <div><div></div><div>(55-68) D</div></div> | | <div><div></div><div>62</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  |

