



SYMONDS + GREENHAM

Estate and Letting Agents



70 Oakington Garth, Hull, HU7 4NT

£120,000

NO ONWARD CHAIN - THREE BED END TERRACED - WELL PRESENTED THROUGHOUT - WEST FACING GARDEN - RECENTLY IMPROVED INCLUDING NEW ROOF - CLOSE TO EXCELLENT SCHOOLS AND AMENITIES - QUIET HU7 LOCATION - NON STANDARD CONSTRUCTION

Situated on the quiet and well regarded Oakington Garth in HU7, this well maintained three bedroom end terraced property has been a much loved family home and offers comfortable living in a peaceful yet convenient location. Ideally placed close to a range of local amenities, highly regarded schools and with excellent transport links nearby, this home would be perfect for families or first time buyers looking to settle in a friendly residential area.

The ground floor comprises an inviting entrance hall, a handy downstairs WC, a spacious and welcoming living room, and a well proportioned kitchen diner that provides a great space for both everyday meals and entertaining. Upstairs, the property offers three good sized bedrooms, all tastefully presented, along with a family bathroom, making it a practical and homely space for a growing family.

Externally, the property boasts a delightful west facing rear garden that is low maintenance and perfect for relaxing in the afternoon sun, while to the front, there is additional outdoor storage in the form of a useful shed. With the added benefit of a recently fitted new roof, this fantastic home is ready for its next chapter and early viewing is strongly recommended.

CONTACT US TODAY TO ARRANGE A VIEWING!

GROUND FLOOR

ENTRANCE HALL

a good sized hallway with doors to living room, kitchen, w/c and small cupboard

W/C

with low level w/c

LIVING ROOM

14'3 x 10'9 max (4.34m x 3.28m max)

a fantastic living room with electric fire

KITCHEN DINER

21'4 x 10'1 max (6.50m x 3.07m max)

a good sized kitchen diner with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine, space for fridge freezer, with a wonderful dining area and double doors to the rear garden

FIRST FLOOR

LANDING

BEDROOM 1

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

a recently decorated, spacious primary bedroom

BEDROOM 2

11'3 x 9'5 max (3.43m x 2.87m max)

another good sized double bedroom

BEDROOM 3

8'5 x 5'6 max (2.57m x 1.68m max)

a good sized bedroom, currently used as a dressing room, with deep fitted wardrobes

BATHROOM

with low level w/c, pedestal sink basin, heated towel rail and panelled bath with 2 overhead shower attachments, with floor to ceiling tiles

OUTSIDE

a fantastic, low maintenance west facing garden with decking and pergola, artificial grass and small paved patio, providing the ideal spots to enjoy the sunshine in the warmer weather, enclosed by timber fencing

SHED

a good sized shed with power supply, with space for washing machine and tumble dryer

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

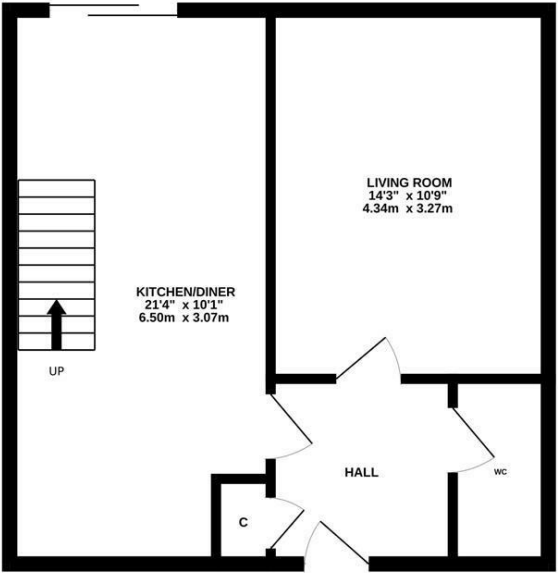
Symonds + Greenham have been informed that this property is Freehold.

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

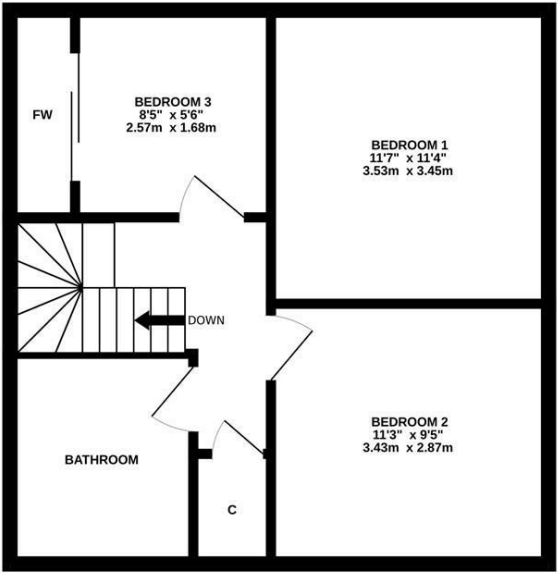
VIEWINGS

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

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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