



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 178 Danube Road, Hull, HU5 5UX

### Offers over £105,000

SPACIOUS TWO-BEDROOM MID-TERRACE WITH "BLANK CANVAS" POTENTIAL - FRONT & REAR GARDENS INCLUDING DECKING AREA FOR OUTDOOR ENTERTAINMENT - EXCELLENT LOCATION WITH GREAT TRANSPORT LINKS AND AMENITIES NEARBY

Nestled on Danube Road in Hull, this charming two-bedroom end terrace house presents an excellent opportunity for those looking to make a home their own. With one reception room, the property offers a comfortable living space that can be tailored to your personal taste and style.

The house features a well-sized bathroom and two inviting bedrooms, making it ideal for small families, couples, or individuals seeking extra space. One of the standout features of this property is the laid-to-lawn garden, complete with a delightful decking area, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Convenience is key, as this home is situated close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. Additionally, the property boasts excellent transport links, providing easy access to Hull, Willerby, Cottingham, and Anlaby, making commuting a breeze.

This end terrace house not only offers a comfortable living environment but also the potential for you to put your own stamp on it. Whether you are a first-time buyer or looking to invest, this property is a wonderful opportunity to create a home that reflects your unique style and preferences. Don't miss out on the chance to make this delightful house your own.

## GROUND FLOOR

### LOUNGE

13'4 x 10'9 max (4.06m x 3.28m max)

### KITCHEN

13'9 x 6'5 max (4.19m x 1.96m max)

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

## FIRST FLOOR

### BEDROOM ONE

13'11 x 10'5 max (4.24m x 3.18m max)

### BEDROOM TWO

9'7 x 8'2 max (2.92m x 2.49m max)

### BATHROOM

7'0 x 4'9 max (2.13m x 1.45m max)

### OUTSIDE

The front the property gravelled front lawn. The rear garden is laid to lawn with decking area and access to the ten foot at the bottom for 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 "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.

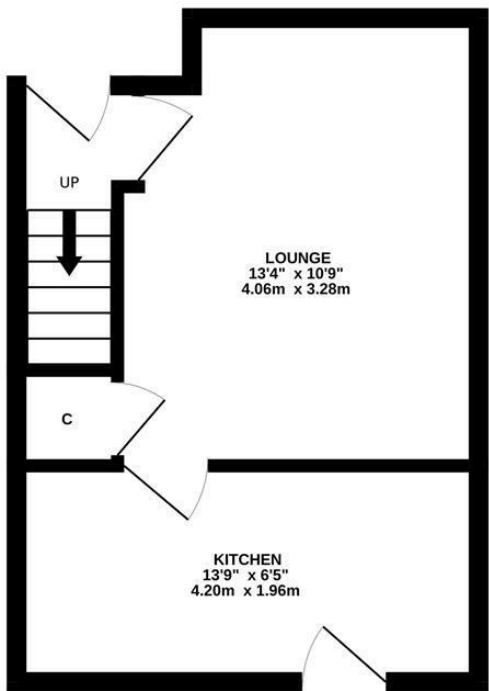
### TENURE

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

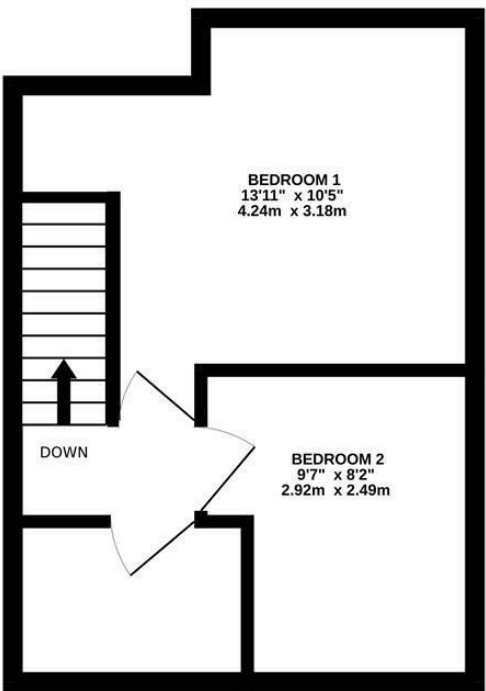
### VIEWINGS

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                                 |         | 90                                                                                  |
| (81-91) B                                   |         |                                                                                     |
| (69-80) C                                   |         |                                                                                     |
| (55-68) D                                   |         |                                                                                     |
| (39-54) E                                   |         |                                                                                     |
| (21-38) F                                   | 65      |                                                                                     |
| (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 |           |
| (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 <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |

