



SYMONDS + GREENHAM

Estate and Letting Agents



54 Hotham Road North, Hull, HU5 4NL

Offers in excess of £165,000

OUTSTANDING THREE BED PROPERTY - POPULAR LOCATION - OFF STREET PARKING

Welcome to Hotham Road North, Hull, where comfort and convenience await in this spacious three-bedroom mid-terrace property. Situated near a variety of amenities, including shops, supermarkets, cafes, bars, restaurants, highly regarded schools, and convenient transport links, this home offers the perfect blend of urban living and suburban tranquility. Step inside, and you'll discover plenty of space to accommodate your lifestyle. The ground floor features a welcoming lounge, a versatile dining room, a well-appointed kitchen, and a convenient WC, providing ample space for relaxation and entertaining. Venture upstairs to find three bedrooms, offering comfortable accommodations for the family. A family bathroom completes the upper level, offering both style and functionality for daily living. Outside, the property offers parking, ensuring convenience for residents with vehicles. To the rear, a garden laid to lawn provides a private outdoor space for relaxation, gardening, or outdoor activities. This three-bed mid-terrace property on Hotham Road North is an invitation to comfortable living in a well-connected location. Don't miss the opportunity to make this property your own and experience the best of suburban living in Hull.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

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

A wonderful family room with lots of natural light.



DINING ROOM

11'3 x 14'8 max (3.43m x 4.47m max)

Another family room.



KITCHEN

8'1 x 14'2 max (2.46m x 4.32m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, space for a fridge freezer, plumbing for a washing machine and an integrated oven with an integrated hob.



BEDROOM 3



BATHROOM

With a low level WC, a hand basin and a panelled bath.

FIRST FLOOR

BEDROOM 1

9'5 x 14'5 max (2.87m x 4.39m max)

A brilliant main bedroom with plenty of space for storage.



OUTSIDE

The property benefits from off street parking to the front and a rear garden that is laid to lawn.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

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

VIEWINGS

Symonds + Greenham have been informed that this property is in Council Tax Band B.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band B.

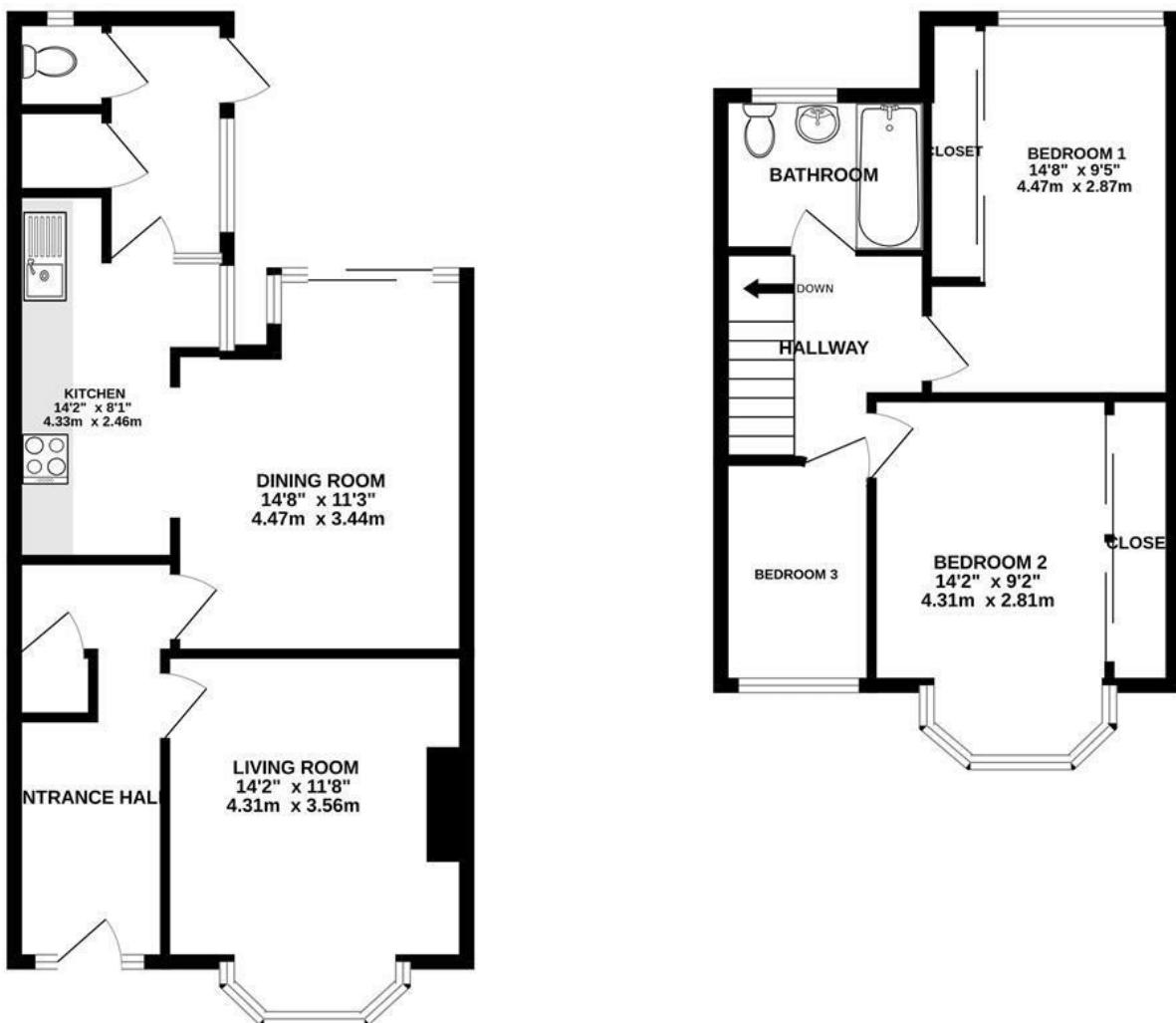
TENURE

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.

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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		
(59-68)	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

