



SYMONDS + GREENHAM

Estate and Letting Agents



52 Sir Leo Schultz Road, Hull, HU6 9FL

£175,000

MODERN THREE-BED SEMI-DETACHED - WELL-MAINTAINED AND READY TO MOVE INTO - COSY LOUNGE & OPEN-PLAN KITCHEN DINER - MASTER BEDROOM PLUS SECOND DOUBLE & SINGLE BEDROOM - DRIVEWAY, GARAGE & BEAUTIFUL REAR GARDEN

Nestled on Sir Leo Schultz Road, this charming three-bedroom semi-detached home offers an exceptional opportunity for those seeking a ready-to-move-in home. The property has been meticulously maintained by its current owners, ensuring a warm and inviting atmosphere from the moment you enter.

As you step inside, you are welcomed by a delightful hallway that leads seamlessly into a cosy lounge, perfect for relaxation. The open-plan kitchen and dining area is ideal for entertaining and family gatherings, while a convenient separate W.C. enhances the practicality of the ground floor. Venturing upstairs, you will find a spacious master bedroom at the front, designed for comfort and tranquility. The contemporary bathroom, centrally located, catering to the needs of the household. At the rear of the property, a second double bedroom and a third single bedroom provide ample space for family or guests.

The exterior of the home is equally impressive, boasting a beautifully presented garden complete with inviting seating areas and a well-maintained grassed lawn, perfect for enjoying sunny days. Additionally, the property benefits from a driveway and a garage, offering generous parking options.

This home provides an excellent pathway into homeownership without the need for further investment. With its appealing features, prime location, and the evident care taken by its current owners, this property is a true gem and not to be missed.

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.

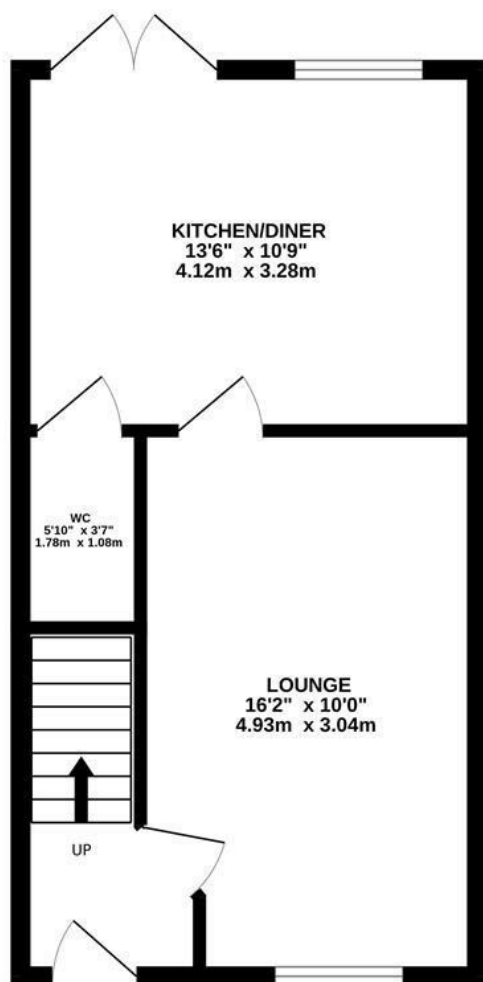
TENURE

Symonds + Greenham have been informed that this property is Freehold

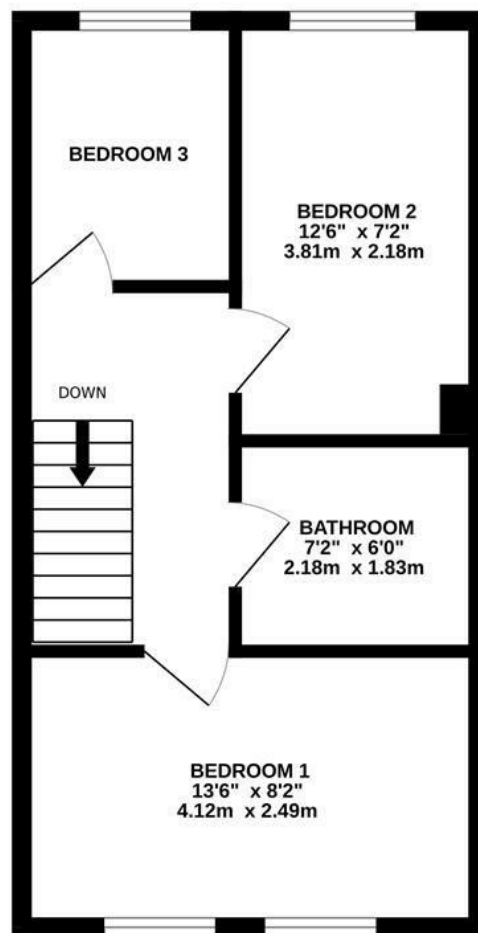
VIEWINGS

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

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.




1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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			
(92 plus) A			96
(81-91) B			
(69-80) C		83	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	96
(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	

