



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 129 Wymersley Road, Hull, HU5 5LP

### £140,000

THREE-BED END-TERRACE HOME - SPACIOUS RECEPTION ROOM

POTENTIAL FOR MODERNISATION - CLOSE TO LOCAL SHOPS AND AMENITIES - OFF ROAD PARKING AND EXCELLENT TRANSPORT LINKS VIA WILLERBY ROAD - NO ONWARD CHAIN

Nestled on Wymersley Road in the vibrant city of Hull, this charming three-bedroom end-terrace home presents an excellent opportunity for those seeking a property with potential. The spacious reception room welcomes you with an abundance of natural light, creating a warm and inviting atmosphere perfect for both relaxation and entertaining.

The property features three well-proportioned bedrooms, providing ample space for families or those wishing to create a comfortable home office. The bathroom, while functional, offers the chance for personalisation and modernisation, allowing you to design a space that reflects your style. The kitchen, a central hub of any home, is in need of modernisation, presenting an exciting opportunity to create a culinary haven tailored to your tastes. With a little imagination and investment, this area can be transformed into a contemporary space that meets all your cooking and dining needs.

The house is conveniently located close to local shops and amenities, ensuring that daily necessities are just a short stroll away. For those with vehicles, off-street parking is available, along with a carport and access from the rear of the property, providing added convenience. Families will appreciate the good catchment area for schools, making this home an ideal choice for those with children. Additionally, the property overlooks a lovely garden that backs onto the picturesque Springhead Golf Course, offering a serene view and a peaceful atmosphere.

This end-terrace home is not just a place to live; it is a canvas for your future, set in a desirable location that combines comfort, convenience, and potential. Don't miss the chance to make this delightful property your own.

#### **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**

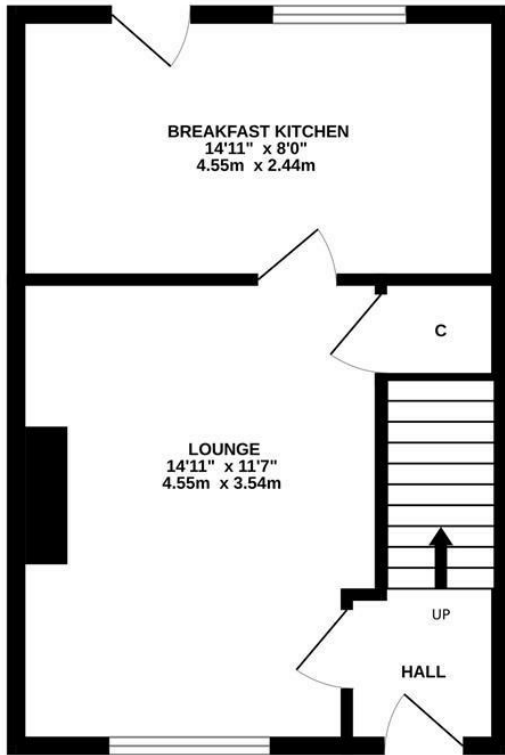
Symonds + Greenham have been informed that this property is Freehold

#### **VIEWINGS**

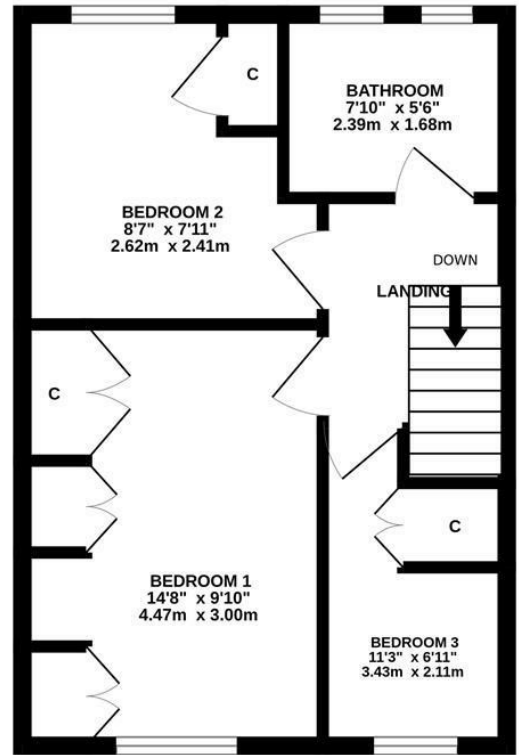
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	70
		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	

