



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 34 Southfield Road, Hull, HU5 4ES

### Offers over £260,000

SENSATIONAL THREE BED SEMI - EXTENDED AND BEAUTIFULLY REFURBISHED - IDEAL FAMILY HOME - IMMACULATE SOUTH FACING WITH GARAGE, PARKING AND SUMMER HOUSE - OPEN PLAN LIVING KITCHEN DINER - CONVERTED LOFT SPACE - CLOSE TO LOCAL AMENITIES AND EXCELLENT SCHOOLS

Symonds and Greenham are delighted to present this beautifully extended three bedroom semi detached property with loft space, located on Southfield Road in a highly sought after and secluded HU5 residential area just off Bricknell Avenue. Ideally positioned close to excellent schools and a wide range of amenities along Chanterlands Avenue, the property also enjoys good proximity to Cottingham.

The home has been significantly extended and thoughtfully improved, now presented in immaculate, show home condition throughout. The finish offers a stunning balance of style and practicality, making it an ideal family home. Standout features include a south facing rear garden, underfloor heating within the impressive open plan kitchen/living/dining space, along with a spacious garage and summer house.

Internally, the accommodation briefly comprises an entrance hall, a cosy living room with bay window, ground floor WC and a spacious open plan living kitchen diner to the ground floor. To the first floor are three well proportioned bedrooms and a modern family bathroom, with a converted loft space providing excellent additional storage, accessed via a fixed ladder.

Externally, the property benefits from a low maintenance, south facing rear garden, off street parking, garage and fabulous summer house.

This is a superb, move in ready family home, perfect for buyers looking to simply unpack and enjoy.

**BOOK YOUR VIEWING NOW!**

#### **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 C.

#### **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.

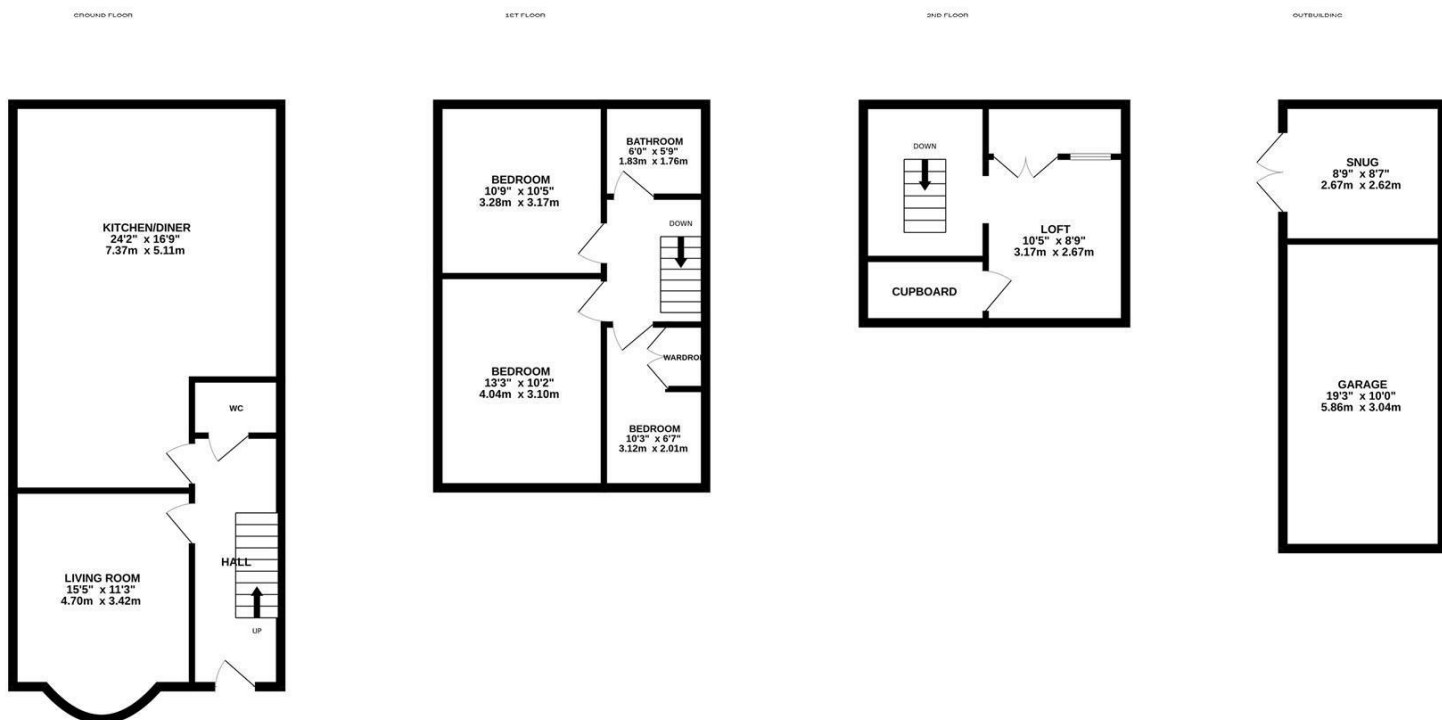
#### **TENURE**

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.



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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	