



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 29 Grammar School Road, Hull, East Yorkshire HU5 4NU

### £175,000

WELCOME TO THIS CHARMING THREE-BED MID-TERRACED HOME ON GRAMMAR SCHOOL ROAD, OFFERING SPACIOUS LIVING, A VERSATILE LOFT ROOM, A STUNNING SOUTH-WEST FACING GARDEN AND A CONVENIENT LOCATION CLOSE TO SCHOOLS AND AMENITIES.

Nestled on Grammar School Road in Hull, this charming mid-terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and a modern family bathroom, this property is ideal for families or first-time buyers seeking a welcoming home.

As you enter, you are greeted by a spacious entrance hall that leads to a generous living and dining room, perfect for entertaining or relaxing with loved ones. The kitchen is functional and well-equipped, making meal preparation a pleasure. One of the standout features of this home is the large converted loft space, which provides additional versatility; it can serve as an office, playroom, catering to your family's needs.

The property features a stunning south-west facing garden, a true sun trap that invites you to enjoy outdoor living. Whether you wish to host summer barbecues or simply unwind in the sun, this garden is sure to impress. Additionally, off-street parking to the rear adds to the convenience of this lovely home.

Located just off Bricknell Avenue, this property is in an excellent position, close to well-regarded schools and local amenities. A short drive will take you to Hull city centre and the picturesque village of Cottingham, where you can

#### **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.

#### **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.

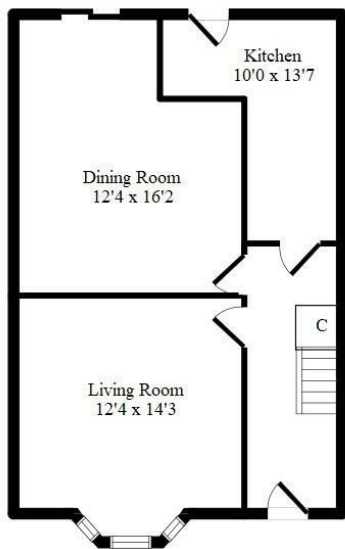
#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

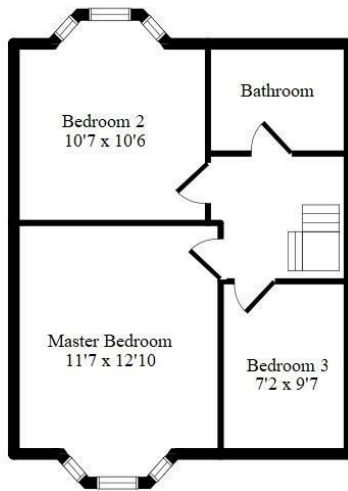
#### **COUNCIL TAX BAND**

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






**Ground Floor**



**First Floor**



**Second Floor**

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>		
(39-54) <b>E</b>	<b>56</b>	
(21-38) <b>F</b>		<b>56</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			
(02 plus) <b>A</b>			<b>82</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>		<b>47</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	
		