SYMONDS + GREENHAM

*Estate and Letting Agents*









# 40 Patterdale Road, Hull, HU5 5AR
# £164,000

Symonds and Greenham are delighted to present this lovely three bedroom terraced home, situated on Patterdale Road in the ever popular HU5 area, just off Spring Bank West. Ideally positioned within easy reach of a fantastic range of local amenities, excellent schools and regular bus routes, the property offers the perfect balance of comfortable living and everyday convenience. Well presented and offering generous accommodation throughout, this wonderful home is sure to appeal to a wide range of buyers, particularly first time buyers and couples.

Internally, the ground floor offers a fantastic arrangement of living accommodation, beginning with an entrance hall leading through to a lovely living room with a bay window and feature fireplace. A separate dining area provides a great space for everyday meals and entertaining, while the fitted kitchen benefits from a useful utility area to the rear, adding further practicality to the home.

To the first floor, the accommodation has undergone a particularly lovely transformation, with three beautifully styled bedrooms offering comfortable and versatile spaces, complemented by a modern family bathroom. The tasteful presentation throughout this floor creates a fresh and inviting feel.

Externally, the property boasts a generous rear garden, predominantly laid to lawn with a raised decking area and bar area providing the perfect setting for alfresco dining, entertaining and relaxing during the warmer months. To the front, a driveway provides convenient off street parking for two vehicles.

A fantastic home combining style, space and practicality in a highly desirable location. Early viewing is highly recommended!

## 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.

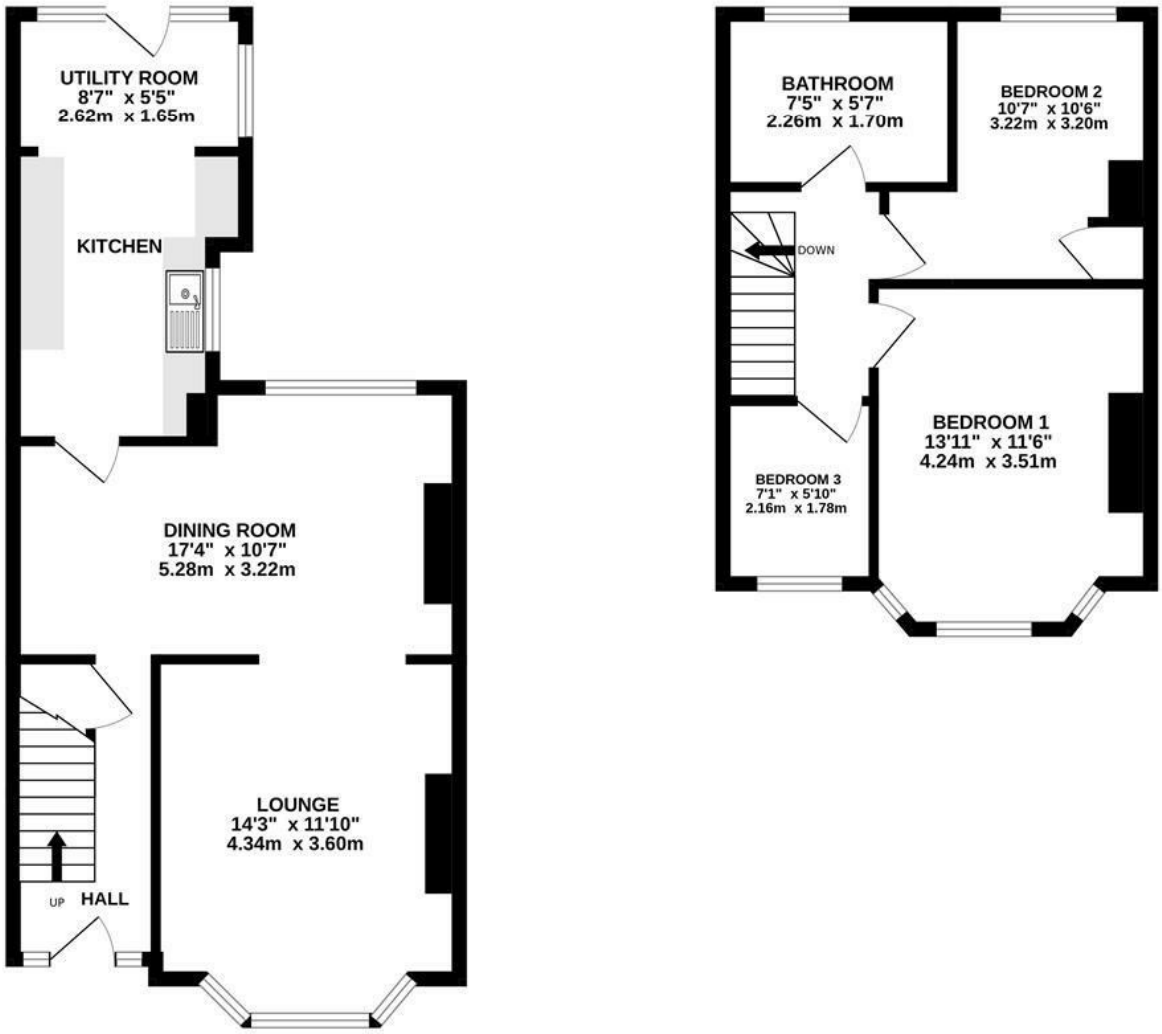
## FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

## 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.

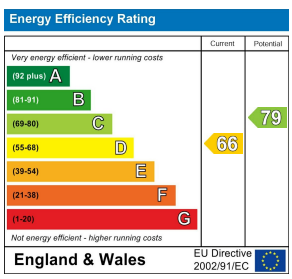
GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.

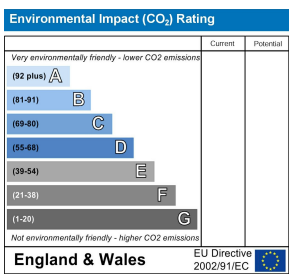
1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.

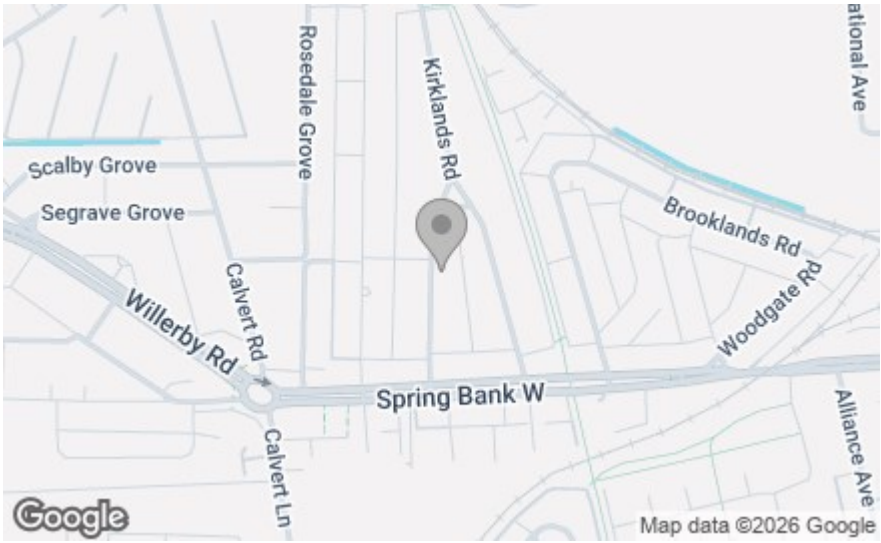



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

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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