



## Hotham Road South, Hull, HU5 5UE

ATTENTION FIRST TIME BUYERS/INVESTORS!

A mid terraced house set well back from the road with a good sized garden to the rear.

Home Estates are pleased to offer to the market this traditional mid terraced house. The accommodation is arranged to two floors and briefly comprises of a lounge, breakfast kitchen and to the first floor there are two good sized bedrooms and a bathroom with a 3 piece suite and shower.

Outside to the rear is a very spacious garden area with a patio seating area inset. The front garden has been laid for ease of maintenance and further to create on off road parking space or hard standing area.

Additionally the property further benefits from a gas central heating system and double glazing.

The property is priced realistically to sell. Internal viewing is recommended.

## Key Features

ATTENTION FIRST TIME  
BUYERS/INVESTORS

2 BEDROOMS

SPACIOUS REAR GARDEN

PARKING

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

POPULAR RESIDENTIAL AREA

INTERNAL VIEWING RECOMMENDED

## Location

Hotham Road South is considered to be a highly popular residential area due to its close proximity to all amenities much needed for day to day living. There are busy independent local traders along the neighbouring Wold Road and Willerby Road. However regular public transport connections provide easy access to the city centre and surrounding areas.

There are reputable schools and colleges nearby for the growing family. Other amenities include a golf park, sports centre which has a library, post office and gym. For those wishing to spend quality leisure time with friends and family there are many public houses, cafe bars and family restaurants to choose from.

## Property Description

### Ground Floor

**Entrance vestibule** - Double glazed front entrance door.  
Cloaks area.

**Lounge** - 13' 9" x 11' 0" (4.22m x 3.36m) Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Modern fireplace with high gloss back and hearth.  
Understairs storage/meter cupboard.  
Coving.  
Radiator.

**Kitchen** - 13' 10" x 6' 6" (4.23m x 2m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.  
Coordinating roll edge laminate work surface housing 1 1/2 bowl single drainer sink unit, mixer tap over and a brick effect tiled splash back surround.  
A further matching work surface houses a stainless steel hob, built in oven beneath and an extractor fan over also with a brick effect tiled splash back surround.  
Concealed gas central heating boiler.  
Plumbing for automatic washing machine.  
Plumbing for dishwasher.  
Space for good sized upright fridge freezer.  
Coving.  
Radiator.  
Double glazed entrance door.

### First Floor

**Landing** - Loft hatch through to the roof void which has been partially boarded for storage.

**Bedroom One** - 10' 5" x 11' 0" (3.18m x 3.37m) Extremes to



extremes plus door access and recess.  
 Double glazed 3/4 bay window with aspect over the front garden area and a further double glazed window adjacent.  
 Coving.  
 Radiator.

**Bedroom Two - 9' 7" x 7' 5" (2.93m x 2.28m)** Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Radiator.

**Bathroom** - With a white 3 piece suite comprising of a panelled bath with a chrome effect flexi shower over, pedestal wash hand basin and low flush wc.  
 Double glazed opaque window.  
 Contrasting tiled surround.  
 Extractor fan.  
 Radiator.

## Exterior

**Outside** - Outside to the rear the garden is enclosed with a high level timber perimeter fence. To the rear of the boundary fence is a parking space or hardstanding area. The front garden area has also been laid with fine stone chippings for ease of maintenance and further to create multi vehicle off road parking space or hardstanding area with a high level evergreen hedge screening to the perimeter.

Council tax band: A

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>90 B</b> |
| 69-80 | <b>C</b>      | <b>69 C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |



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