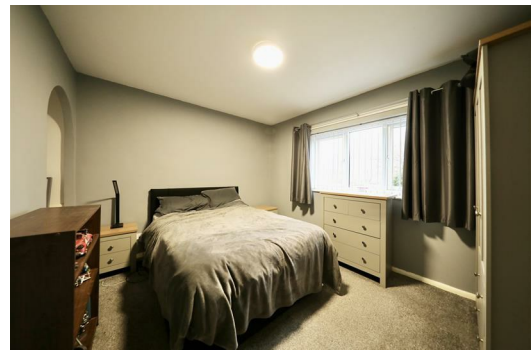




SYMONDS + GREENHAM

Estate and Letting Agents



18 Plowden Road, Hull, East Yorkshire HU3 5QP

£145,000

WELCOME TO THIS OUTSTANDING TWO-BEDROOM SEMI-DETACHED HOME ON PLOWDEN ROAD, PERFECTLY LOCATED CLOSE TO SHOPS, SCHOOLS AND TRANSPORT LINKS, AND OFFERING GENEROUS LIVING SPACE, A LARGE GARDEN AND EXCELLENT PARKING — AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS.

Nestled on the charming Plowden Road in Hull, this outstanding two-bedroom semi-detached home is a true gem. Symonds and Greenham are thrilled to present this delightful property, which is perfectly positioned to take advantage of the local amenities. Residents will find a variety of shops, supermarkets, cafes, bars, and restaurants within easy reach, alongside highly regarded schools and excellent transport links to the City Centre.

The ground floor features a spacious lounge, ideal for relaxation and entertaining, as well as a well-appointed kitchen that caters to all your culinary needs. Ascending to the first floor, you will find two comfortable bedrooms, perfect for restful nights, along with a family bathroom that serves the household with ease.

One of the standout features of this property is the generous outdoor space. The large rear garden offers a wonderful area for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the side drive provides off-street parking for up to three vehicles, a valuable asset in this bustling area.

This home is an excellent opportunity for first-time buyers looking to step onto the property ladder or for investors seeking a promising rental property. With its modern amenities and prime location, this residence is sure to attract interest. Do not delay; book your viewing today and discover the potential of this lovely home!

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.

COUNCIL TAX

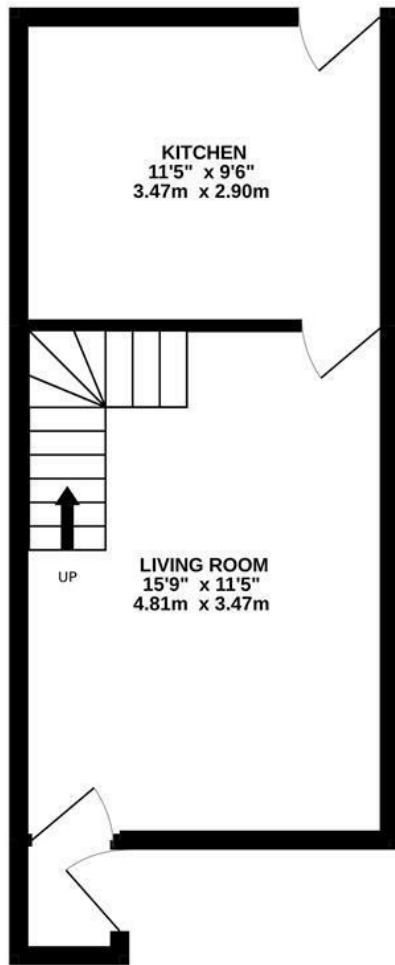
Symonds + Greenham have been informed that this property is in Council Tax Band B.

TENURE

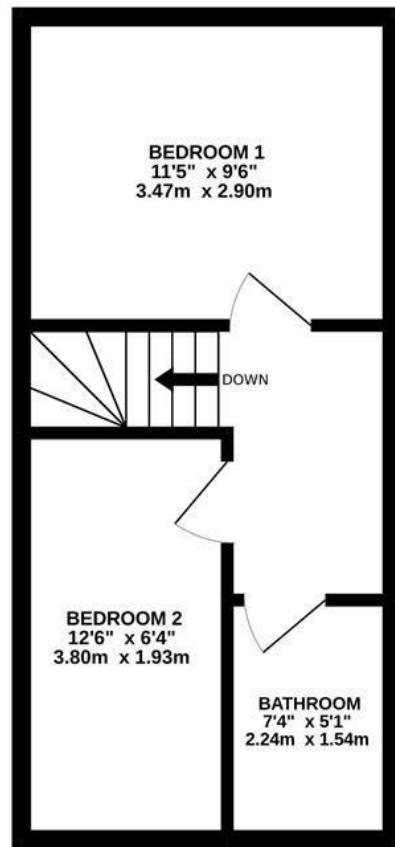
Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.

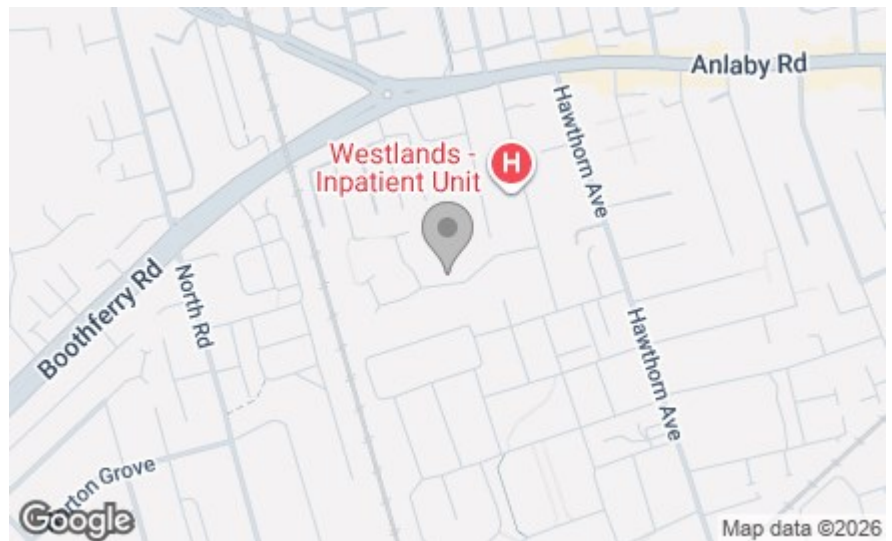


1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		41	
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	