



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **253 Preston Road, Hull, HU9 5AJ**

### **£100,000**

Symonds and Greenham are delighted to present this well presented two bedroom detached bungalow on Preston Road, offered on a 75% shared ownership basis with Places for People. Available to purchasers aged 55 and over, this leasehold property provides a fantastic opportunity to acquire a comfortable and low maintenance home in a convenient location.

Occupying an excellent corner plot, the bungalow is beautifully maintained throughout and is truly move in ready, offering bright and practical accommodation ideally suited to downsizers seeking single level living.

The accommodation briefly comprises a welcoming entrance hall leading through to a modern and well appointed kitchen, providing a practical and stylish space for everyday cooking. The spacious living room is a warm and inviting area, complete with a focal fireplace that creates a cosy atmosphere. From here, doors lead into a lovely conservatory, offering an additional reception space that enjoys pleasant views over the garden and is perfect for relaxing throughout the year.

There are two good sized bedrooms, both well presented and offering comfortable accommodation, along with a converted wet room designed for accessibility and convenience.

Externally, the property benefits from a delightful low maintenance rear garden, featuring a vegetable patch, perfect for those who enjoy gardening, with gated access providing off street parking to the rear. To the front is a well kept garden that enhances the bungalow's kerb appeal, while the generous corner plot gives the home a wonderful sense of space and privacy.

A superbly maintained bungalow in a desirable setting, perfect for those looking to downsize while still enjoying comfortable and stylish living — 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**

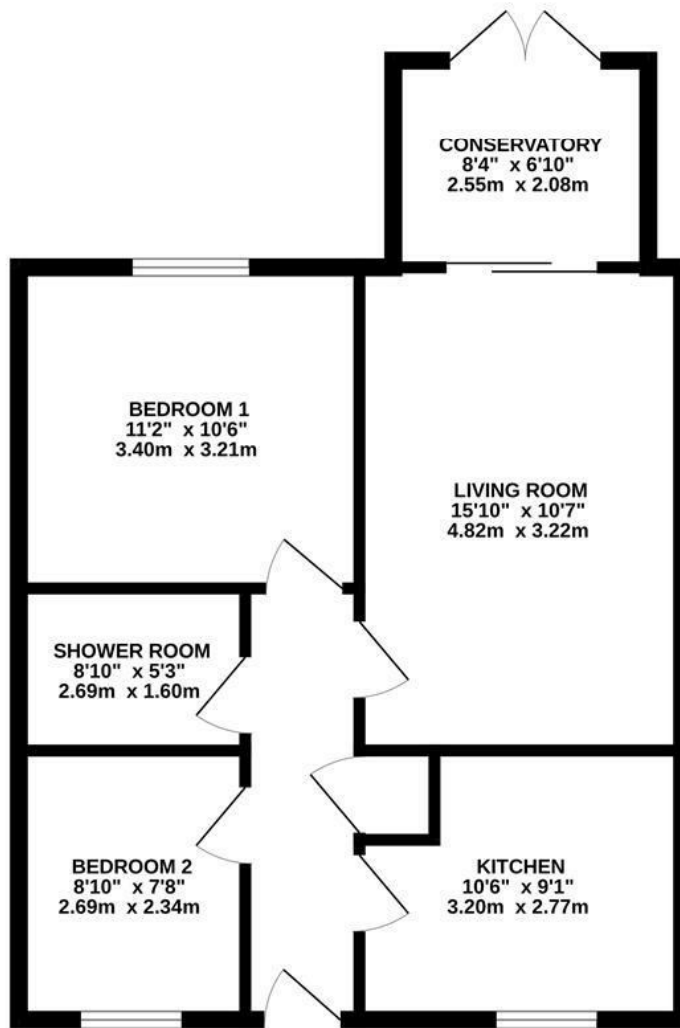
Symonds + Greenham have been informed that this property is Leasehold.

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

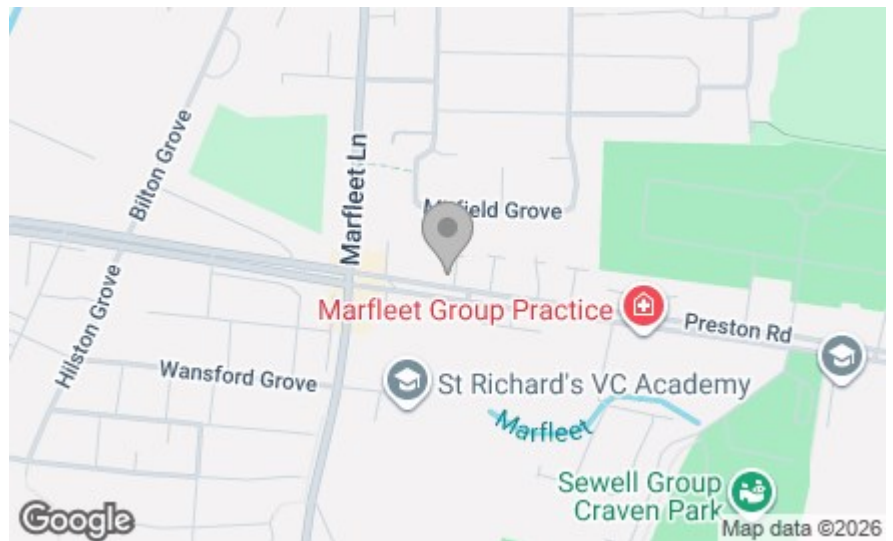
### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



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>	
(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 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	
England & Wales	EU Directive 2002/91/EC