



SYMONDS + GREENHAM

Estate and Letting Agents



17 Cardigan Road, Hull, HU3 6XA

£180,000

Situated on the ever popular Cardigan Road, just off Anlaby Road, this beautifully presented two bedroom mid terraced home has been thoughtfully extended and renovated to create an exceptional living space. Ideally located in the sought after HU3 area, the property enjoys easy access to a wide range of local amenities, well regarded schools and excellent transport links, making it perfect for families and professionals alike.

The accommodation briefly comprises a welcoming entrance hall leading to a stylish lounge with an attractive bay window. A sliding door opens into the stunning extended kitchen/dining/living space, flooded with natural light from skylights and featuring a charming wood burning stove, creating the perfect heart of the home for both everyday living and entertaining. The ground floor also benefits from a cleverly concealed WC and a delightful sun room overlooking the rear garden.

To the first floor are two generous double bedrooms and a contemporary family bathroom. Stairs from the principal bedroom lead to a superb converted loft room, offering a versatile space ideal as a home office, hobby room or occasional guest accommodation.

Externally, the property boasts a truly outstanding rear garden – a private and tranquil oasis that is not overlooked. Beautifully landscaped with an abundance of mature shrubs, plants and greenery, the garden also features decking connected by a charming footbridge, providing a wonderful setting for relaxing or entertaining outdoors. To the front, a private driveway provides valuable off street parking.

Combining character, stylish modern living and an exceptional garden, this is a fantastic home in one of West Hull's most convenient and desirable residential locations.

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 A.

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

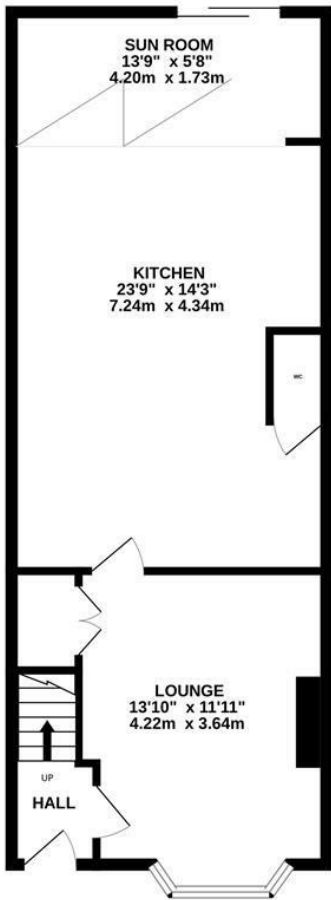
Symonds + Greenham have been informed that this property is Freehold/Leasehold.

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

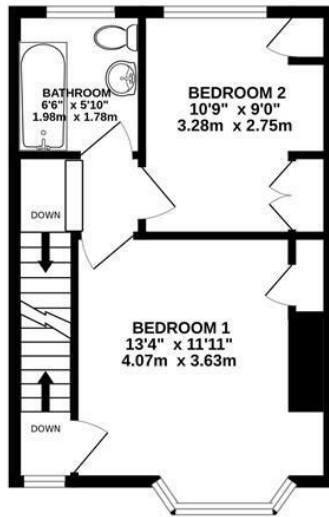
VIEWINGS

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

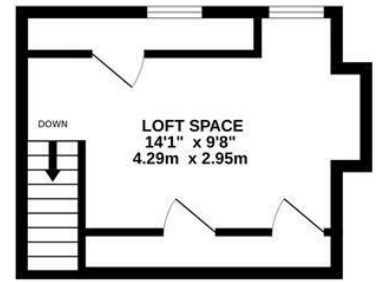
GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.

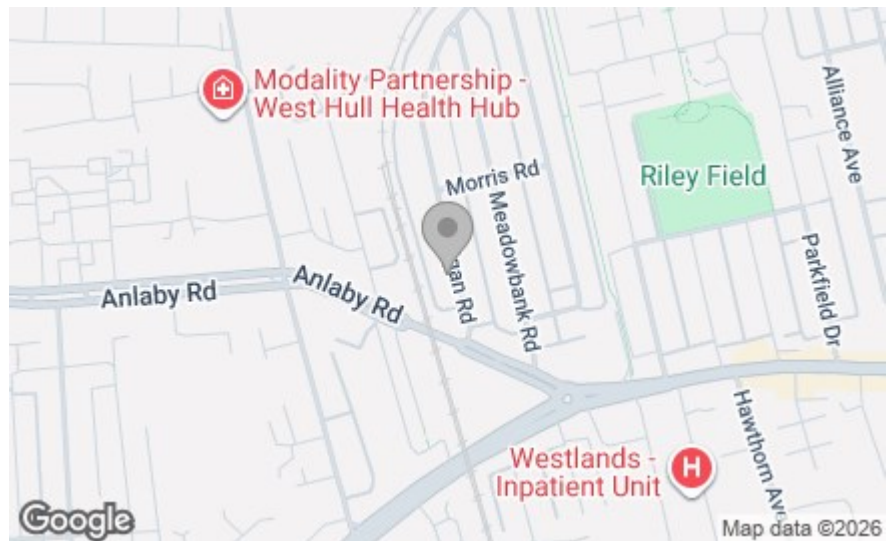


2ND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 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	
(82 plus) A	85
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	85
(81-81) 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