



SYMONDS + GREENHAM

Estate and Letting Agents



43 Hotham Road North, Hull, HU5 4NH

£160,000

CHARMING TWO-BED SEMI-DETACHED HOME IN HU5 - TWO RECEPTION ROOMS - SOUTH-FACING REAR GARDEN - OFF-STREET PARKING - NO ONWARD CHAIN - GREAT POTENTIAL TO EXTEND & PERSONALISE - CLOSE TO SHOPS, SCHOOLS & COLLEGES - EXCELLENT TRANSPORT LINKS TO COTTINGHAM & HULL CITY CENTRE

Welcome to this charming semi-detached house located on Hotham Road North in the sought-after HU5 area of Hull. This delightful property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space. The property features two inviting reception rooms, including a conservatory providing ample space for entertaining guests or enjoying quiet evenings at home. The garden presents an excellent opportunity for gardening enthusiasts or those looking to create a personal outdoor retreat. The property also benefits from off-street parking for up to three cars, ensuring convenience for you and your guests.

This home is being offered with no onward chain, allowing for a smooth and straightforward purchase process. Additionally, the property holds great potential for extension and personalisation, enabling you to tailor the space to your own tastes and needs. Situated in a vibrant neighbourhood, this property is conveniently close to a variety of amenities, including shops, schools, and colleges. Excellent transport links to Cottingham and Hull City Centre make commuting and exploring the local area a breeze.

In summary, this semi-detached house on Hotham Road North presents a fantastic opportunity for those looking to settle in a desirable location with ample potential to extend and for personalisation. Don't miss your chance to make this lovely property your new home.

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.

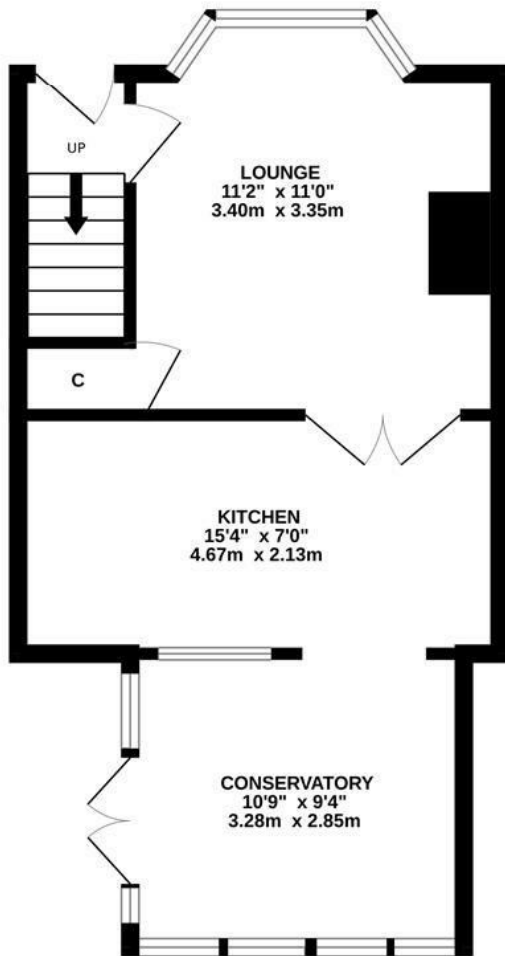
TENURE

Symonds + Greenham have been informed that this property is Freehold

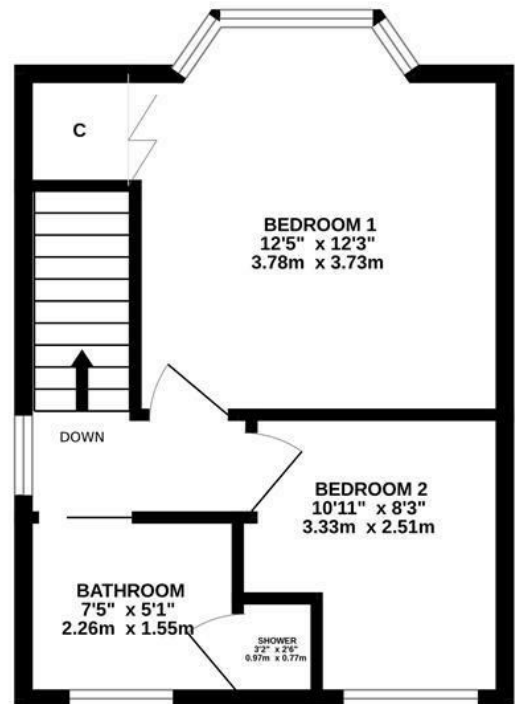
VIEWINGS

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

GROUND FLOOR



1ST 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)	A		
(81-91)	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			
(02 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	

