



SYMONDS + GREENHAM

Estate and Letting Agents



38 Nelson Road, Hull, HU5 5HN

Offers over £170,000

- NO FORWARD CHAIN -

Symonds and Greenham are delighted to present this beautifully presented three bedroom terraced home to the market. Situated on the ever popular Nelson Road, just off Willerby Road, this stylish and extended property offers modern accommodation in one of HU5's most sought after residential locations.

Perfectly suited to first-time buyers and small families, the property has been tastefully modernised throughout and is ready to move straight into. Offering generous living space and a contemporary finish, this fantastic home effortlessly combines character with practicality.

The accommodation briefly comprises a welcoming living room with an attractive bay window, a stylish fitted kitchen opening into a spacious adjoining dining area, and a modern family bathroom to the ground floor. To the first floor are three well-proportioned bedrooms, providing comfortable accommodation for a growing family or those needing a home office.

Externally, the property enjoys a generous, well-maintained rear garden, ideal for relaxing or entertaining, while a private driveway to the front provides valuable off-street parking.

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" (change as needed).

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.

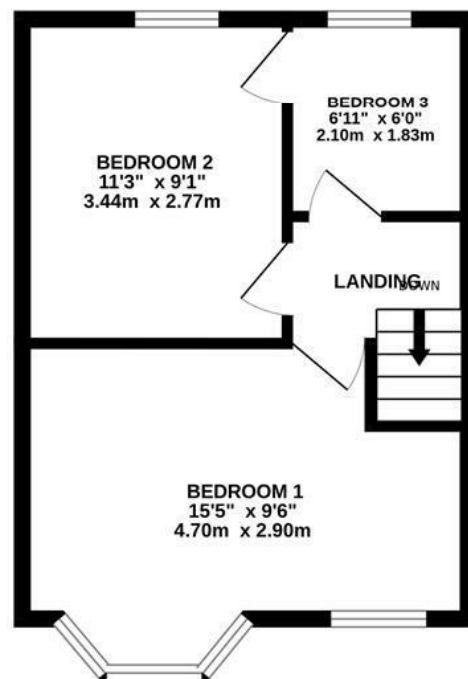
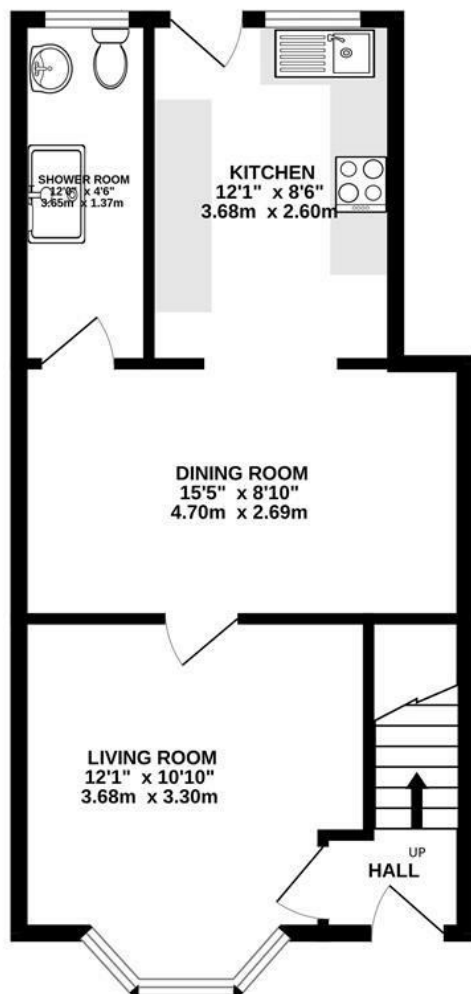
TENURE

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

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.



TOTAL FLOOR AREA : 817sq.ft. (75.9 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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	79
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	
72	79
England & Wales	
EU Directive 2002/91/EC	

