



SYMONDS + GREENHAM

Estate and Letting Agents



19 South Side Villas, Hull, HU12 0DT

Offers over £210,000

Situated in the peaceful village of Ottringham, this beautifully presented three bedroom semi detached property on South Side Villas has undergone an extensive programme of improvements, creating a stylish, move in ready home in a delightful semi rural setting. Occupying a generous plot, the property benefits from a host of upgrades, including replacement windows and doors, a modern central heating system, updated bathroom facilities and beautifully improved outdoor spaces.

The accommodation comprises an entrance porch leading into a welcoming hallway, a cosy living room featuring a multifuel stove, and a lovely modern kitchen diner offering a fantastic space for everyday living and entertaining. A useful utility area, downstairs WC and double doors providing access to the integral garage complete the ground floor. Upstairs are three well proportioned bedrooms and a stylish contemporary shower room, complemented by an attractive wooden staircase and access to a boarded loft space providing additional storage.

Externally, the property continues to impress with a fantastic south facing rear garden, featuring a lawn, patio seating area and greenhouse, creating a wonderful sun trap for relaxing and enjoying the warmer months. To the front, the generous plot offers a lawned garden alongside a gated gravelled driveway providing ample off street parking. With its extensive improvements, outdoor space and lovely village setting, this is a fantastic home ready for its next owners to move straight into and enjoy.

BOOK YOUR VIEWING NOW!

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

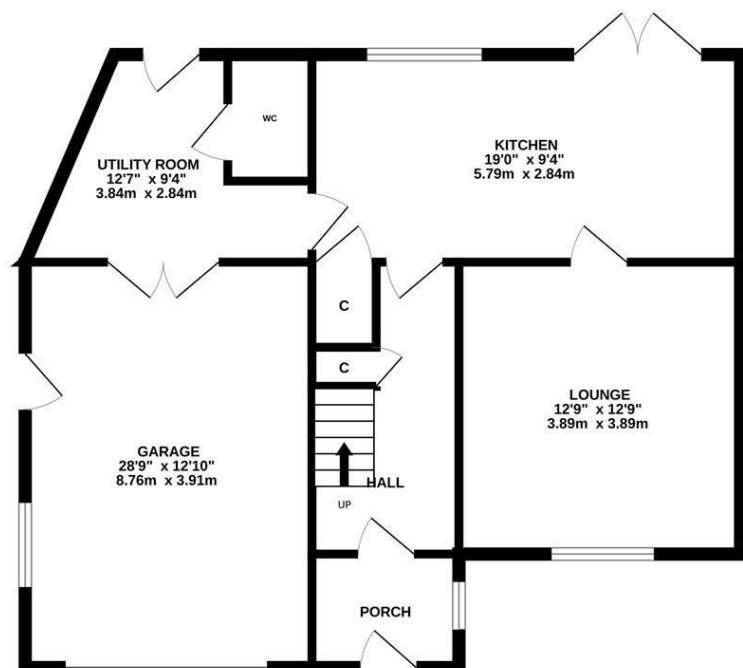
Symonds + Greenham have been informed that this property is Freehold.

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

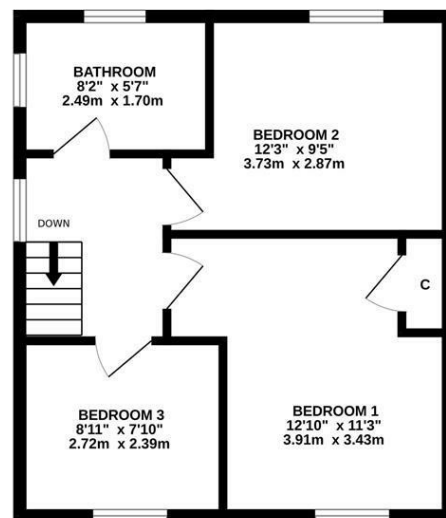
VIEWINGS

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

GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1189sq.ft. (110.5 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			
(81-91) B			
(69-80) C			85
(55-68) D		69	
(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	
(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

