



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 105 Hotham Road North, Hull, East Yorkshire HU5 4PU

### £750

AVAILABLE NOW  
TWO BED  
SOUTH FACING REAR GARDEN  
EXCELLENT LOCATION

Nestled on the charming Hotham Road North in Hull, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home.

One of the standout features of this home is the large south-facing rear garden. This outdoor space is perfect for enjoying sunny days, whether you wish to cultivate a garden, host barbecues, or simply unwind in a tranquil setting. The garden provides a wonderful extension of the living space, allowing for a seamless blend of indoor and outdoor living.

The location is another significant advantage, with the property situated in a vibrant area of Hull that offers easy access to local amenities, schools, and transport links. This makes it an ideal choice for those who value convenience and community.



## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor and door to the...

### LIVING ROOM

14'11 max x 11'11 max (4.55m max x 3.63m max )

with bayed window and open plan entrance to the...



### KITCHEN

18'4 max x 9'3 max (5.59m max x 2.82m max )

A beautiful light filled kitchen with french doors to the rear garden, under-stairs storage, island and a range of integrated appliances including a fridge freezer, dishwasher, electric oven, conduction hobs with overhead extractor fan, stainless steel sink and drainer unit and plumbing for a washing machine.



## FIRST FLOOR

### LANDING

with doors to both bedrooms and door to the...

### BATHROOM

8'5 max x 6'3 max (2.57m max x 1.91m max )

with low level WC, pedestal hand basin, free standing bath with mixer tap, corner shower cubicle with overhead shower attachment, heated towel rail and tiled from floor to ceiling

### MASTER BEDROOM

15'2 max x 10'1 max (4.62m max x 3.07m max )

with two storage cupboards/wardrobes



### BEDROOM 2

9'7 max x 12'0 max (2.92m max x 3.66m max )

with storage cupboard

### REAR GARDEN

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

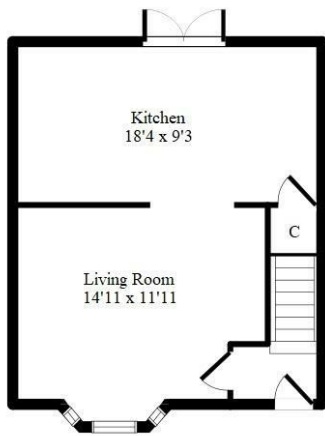
The property has the benefit of double glazing.

### VIEWINGS

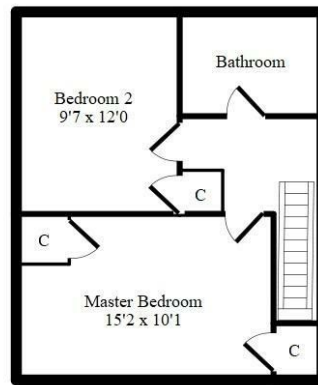
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### 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.



Ground Floor



First Floor

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	84
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	82

