



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **3 Hardy's Road, Hull, HU12 8QU** **Offers over £185,000**

Tucked away in a peaceful cul-de-sac on Hardy's Road, in the heart of the ever-popular town of Hedon, this well-presented three-bedroom semi-detached home offers the perfect blend of comfort, practicality, and location — ideal for first-time buyers or a growing family.

The spacious lounge provides a bright and welcoming setting for everyday living and entertaining, while the kitchen diner opens out to the rear garden, making it perfectly suited for modern lifestyles. Upstairs, three well-proportioned bedrooms offer flexibility for family life, home working, or guest accommodation, served by a neatly appointed bathroom.

Outside, the west-facing rear garden catches the afternoon sun — an inviting space for relaxing, dining, or play — while the side driveway and detached brick-built garage provide excellent off-street parking for up to three vehicles.

Located just moments from Hedon's array of local shops, schools, and transport links, this attractive home combines peaceful residential living with everyday convenience. Early viewing is strongly recommended to appreciate everything this property has to offer

## GROUND FLOOR

### PORCH

### LOUNGE

13'6 x 14'0 (4.11m x 4.27m )

A bright and airy lounge featuring a bay-style window that floods the space with natural light. Stairs lead to the first floor, while an understairs storage cupboard adds practical convenience without compromising on style

### KITCHEN DINER

13'3 x 10'2 (4.04m x 3.10m )

Fitted with a range of eye and base level units topped with complementing work surfaces, this stylish kitchen diner includes an electric oven with four-ring gas hob and overhead extractor, a stainless steel sink and drainer unit, and space for a fridge freezer. There is also plumbing for a washing machine, a practical breakfast bar for casual dining, and French doors opening out to the rear garden — perfect for seamless indoor-outdoor living

## FIRST FLOOR

### LANDING

### BEDROOM ONE

13'5 x 9'4 (4.09m x 2.84m )

An excellent sized double bedroom with fitted wardrobes

### BEDROOM TWO

7'7 x 11'7 (2.31m x 3.53m )

### BEDROOM THREE

6'2 x 8'3 (1.88m x 2.51m )

### BATHROOM

7'7 x 5'8 (2.31m x 1.73m )

"Fitted with a low-level WC, vanity hand basin unit, and a panelled bath with an overhead shower attachment. Additional features include a heated towel rail and tasteful tiling to the splashback areas, combining practicality with a clean, modern finish

### OUTSIDE

The well-proportioned westerly-facing rear garden enjoys plenty of afternoon sun, making it an ideal spot for relaxing or entertaining. It features a neatly maintained lawn and a smart block-paved patio, all enclosed by timber fencing for added privacy

### PARKING

A generous side driveway leads to a detached, brick-built garage, offering ample and secure off-street parking

### CENTRAL HEATING

The property has the benefit of gas central heating with a new boiler recently installed

### DOUBLE GLAZING

The property has the benefit of new double glazing.

### 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.

## COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B

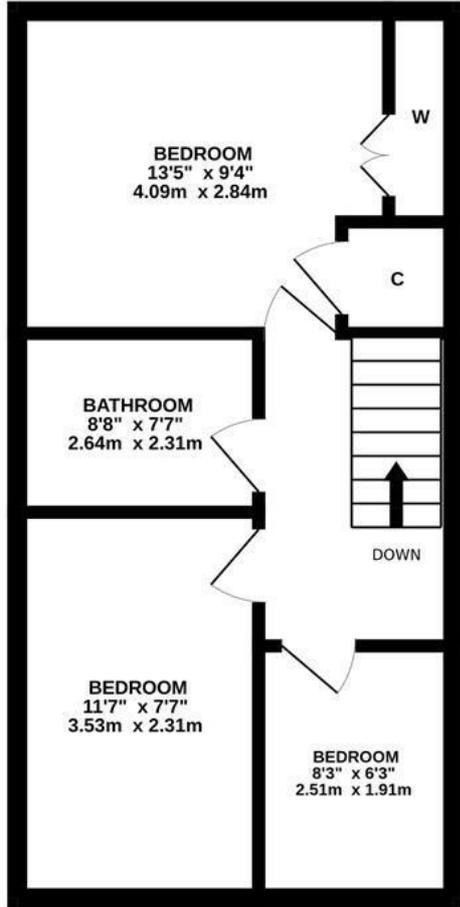
## VIEWINGS

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

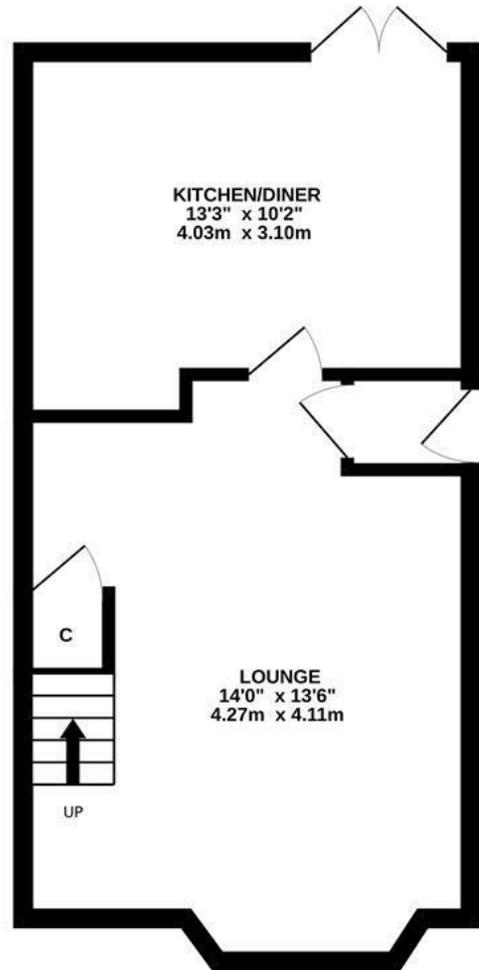
## DISCLAIMER

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.

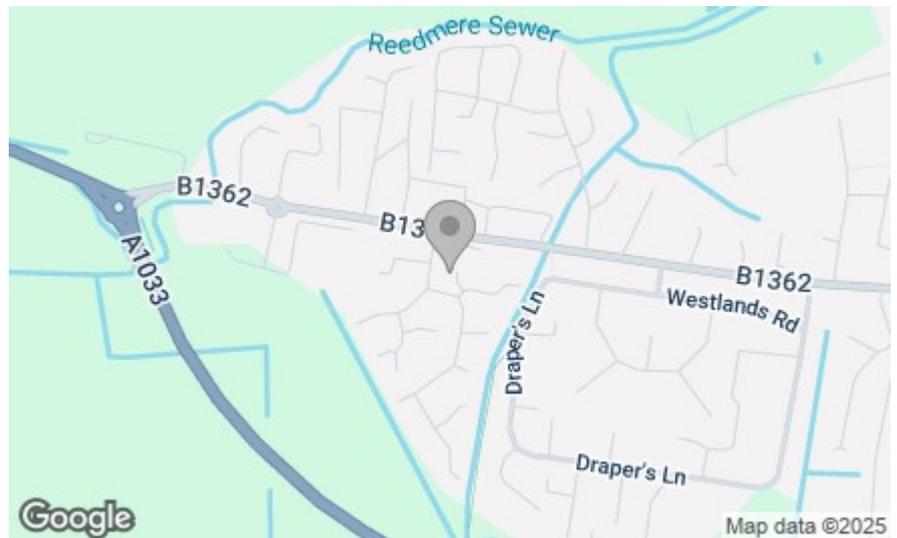
FIRST FLOOR



GROUND 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
	<b>87</b>
<b>69</b>	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC