



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 43 Hotham Road North, Hull, HU5 4NH

### Offers in the region of £150,000

CHARMING TWO-BEDROOM SEMI-DETACHED HOME IN THE POPULAR HU5 AREA, FEATURING LOUNGE, CONSERVATORY, SOUTH-FACING GARDEN, GARAGE AND AMPLE PARKING — OFFERED WITH NO CHAIN AND EXCELLENT POTENTIAL TO EXTEND.

Nestled on Hotham Road North in the desirable HU5 area of Hull, this charming semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for a serene living space.

The house features two reception rooms, including a delightful conservatory that invites natural light and offers a wonderful setting for entertaining guests or enjoying peaceful evenings. The south-facing rear garden is a true gem, providing ample space for gardening enthusiasts or those wishing to create a personal outdoor sanctuary.

Convenience is key, as this property features a garage and ample off-street parking, ensuring that both residents and guests have easy access. Offered with no onward chain, the purchasing process is straightforward, allowing you to settle in without delay. Moreover, this home holds great potential for extension, with planning permission already been discussed for those looking to enhance the property further. This flexibility allows you to tailor the space to your own tastes and requirements.

#### 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

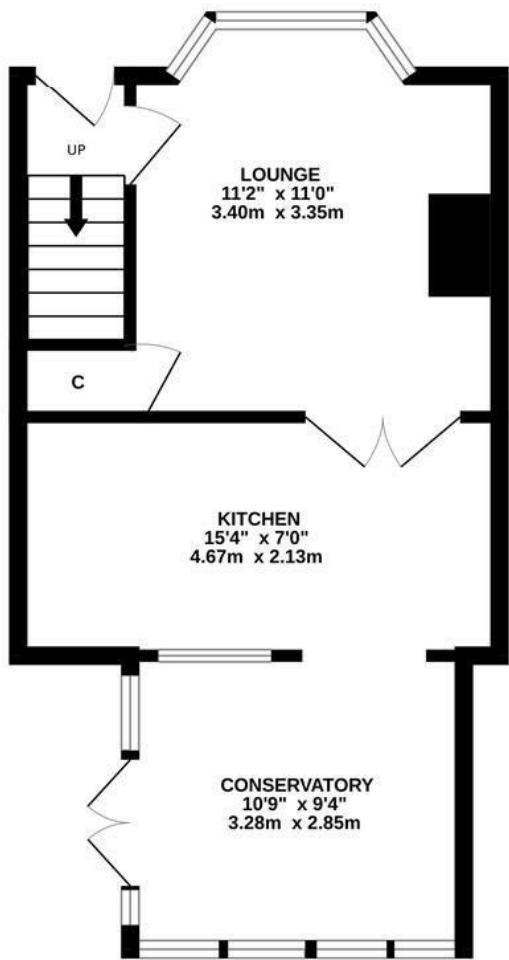
Symonds + Greenham have been informed that this property is Freehold

#### VIEWINGS

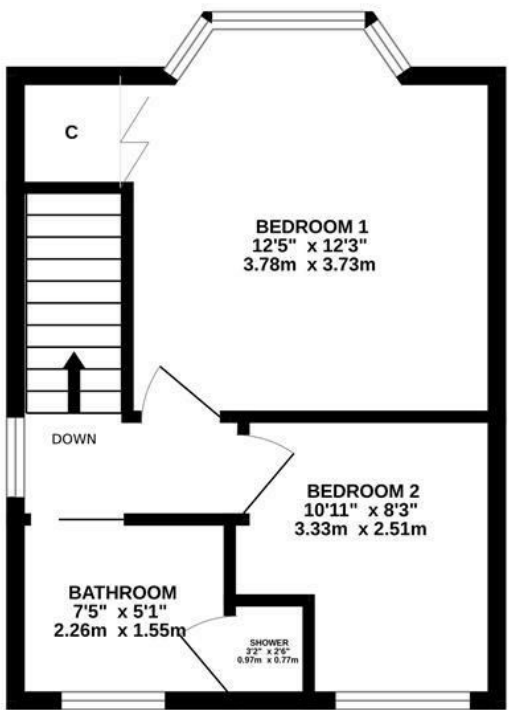
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



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) <b>A</b>                          |  |                         | <b>84</b>                                                                           |
| (81-91) <b>B</b>                            |  |                         |                                                                                     |
| (69-80) <b>C</b>                            |  |                         |                                                                                     |
| (55-68) <b>D</b>                            |  | <b>64</b>               |                                                                                     |
| (39-54) <b>E</b>                            |  |                         |                                                                                     |
| (21-38) <b>F</b>                            |  |                         |                                                                                     |
| (1-20) <b>G</b>                             |  |                         |                                                                                     |
| Not energy efficient - higher running costs |  |                         |                                                                                     |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential                                                                           |
|-----------------------------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                            |                                                                                     |
| (02 plus) <b>A</b>                                              |  |                            |                                                                                     |
| (81-91) <b>B</b>                                                |  |                            |                                                                                     |
| (69-80) <b>C</b>                                                |  |                            |                                                                                     |
| (55-68) <b>D</b>                                                |  |                            |                                                                                     |
| (39-54) <b>E</b>                                                |  |                            |                                                                                     |
| (21-38) <b>F</b>                                                |  |                            |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      |  | EU Directive<br>2002/91/EC |  |

