



SYMONDS + GREENHAM

Estate and Letting Agents



1029 Holderness Road, Hull, HU8 9EG Offers in excess of £120,000

THREE BED MID TERRACED - IDEAL FOR FIRST TIME BUYERS OR SMALL FAMILIES - WELL PRESENTED THROUGHOUT - PRESENTED OVER THREE FLOORS - CENTRAL LOCATION - CLOSE TO A WHOLE RANGE OF LOCAL AMENITIES - LOW MAINTENANCE GARDEN

This well presented three bedroom terraced home is perfectly positioned on Holderness Road, offering an exceptionally convenient and central location. With a wide range of shops, cafés, amenities and regular bus routes quite literally on the doorstep, it provides an ideal setting for buyers seeking comfort and practicality in equal measure.

The property is arranged over three floors and has been well maintained throughout, presenting as a move in ready home with a warm and inviting feel. To the ground floor, an entrance hall leads into a bright and comfortable living room, followed by a modern fitted kitchen.

The first floor offers two well proportioned bedrooms along with a neatly presented family bathroom, while the second floor is dedicated to a spacious third bedroom—an excellent retreat for older children, guests or a private home office.

Externally, the property benefits from a low maintenance rear garden, perfect for easy outdoor enjoyment, along with a neat and petite front garden that adds to the home's charming kerb appeal.

This is a wonderfully presented, conveniently located home that's ready to move straight into—an ideal choice for first time buyers, commuters or small families seeking comfort and practicality.

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.

TENURE

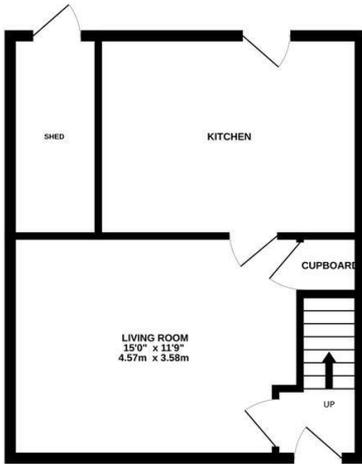
Symonds + Greenham have been informed that this property is Freehold.

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

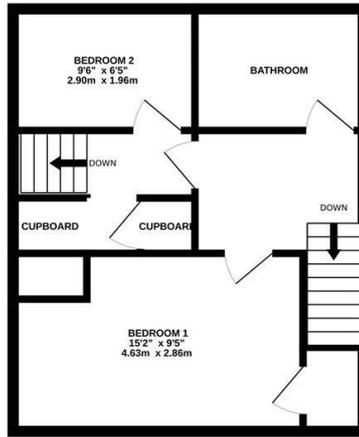
VIEWINGS

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

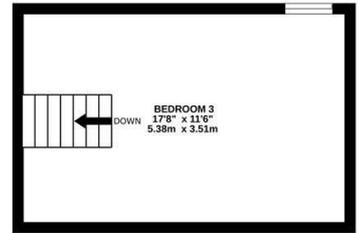
GROUND FLOOR



1ST FLOOR



2ND 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) 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

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	
England & Wales	EU Directive 2002/91/EC

