SYMONDS + GREENHAM

Estate and Letting Agents









19 Patterdale Road, Hull, HU5 5AP
Offers in the region of £125,000

FANTASTIC OPPORTUNITY TO MODERNISE AND ADD VALUE, THIS SPACIOUS THREE-BEDROOM HOME OFFERS GENEROUS LIVING ACCOMMODATION, A GOOD-SIZED REAR GARDEN, AND A SOUGHT-AFTER LOCATION CLOSE TO LOCAL AMENITIES WITH NO ONWARD CHAIN.

Nestled on Patterdale Road in Hull, this mid-terrace house presents an excellent opportunity for those looking to invest in a property ripe for personalisation and modernisation. The home features two spacious reception rooms, comprising a lounge that seamlessly flows into a dining room and kitchen, all awaiting your creative touch to bring them into the 21st century.

The property features three bedrooms, including two generous double rooms and a single, alongside a bathroom that, while dated, offers potential for transformation. The good-sized rear garden has been well-maintained, providing a lovely outdoor space for relaxation or entertaining.

Situated in a highly sought-after area, this home is conveniently located near local amenities, including shops, schools, and public transport links. It is also within easy reach of Hull city centre and offers quick access to the motorway network, making it ideal for commuters.

With no chain involved, this property is ready for you to make it your own. Whether you are a first-time buyer or an investor looking for a project, this house on Patterdale Road is a promising prospect that should not be missed.

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.

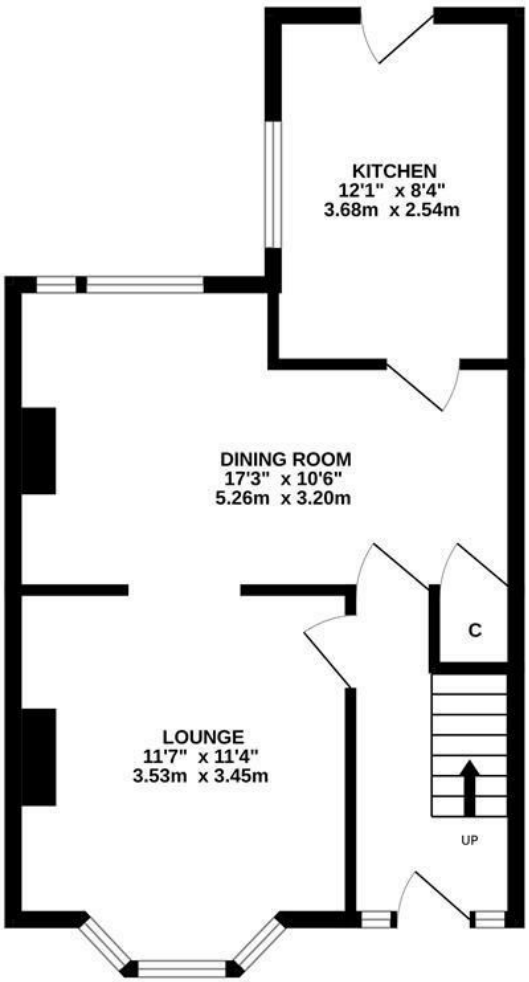
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

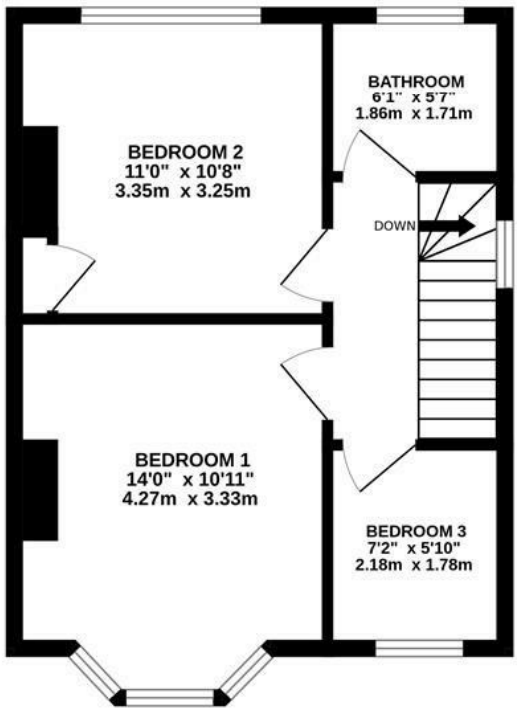
TENURE
Symonds + Greenham have been informed that this property is Freehold.

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

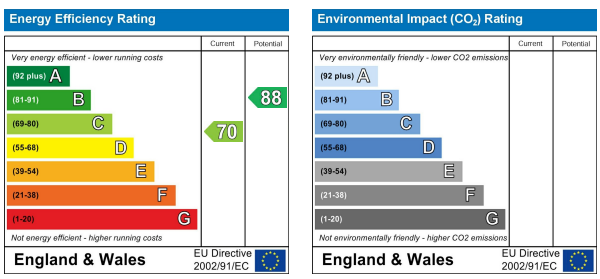
GROUND FLOOR

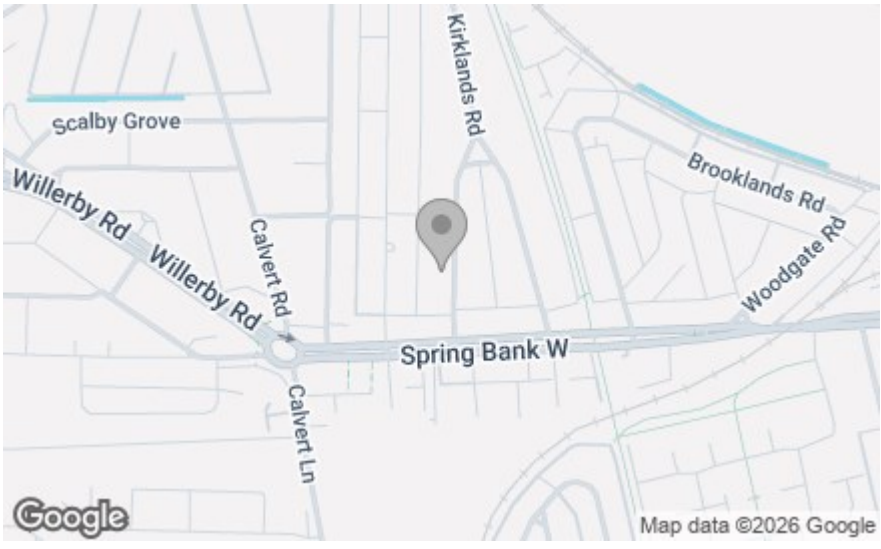


1ST FLOOR



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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