



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 170 Hull Road, Hessle, East Yorkshire HU13 9NH

### Offers over £150,000

FOUR BED TERRACED - POPULAR LOCATION - CLOSE TO AMENITIES - SPACIOUS THROUGHOUT -  
SCOPE FOR REFURBISHMENT TO MODERN STANDARDS

Situated on Hull Road in Hessle, a popular and convenient location close to shops, schools and transport links, this four bedroom terraced home presents a fantastic opportunity. Arranged over three floors, the property does require refurbishment throughout, but with its size and layout it offers huge potential for those with the vision and appetite to transform it into something special.

The ground floor comprises an entrance hall, an open plan living and dining room, a kitchen and a bathroom. To the first floor are three generously sized rooms and a walk in wardrobe, while the top floor provides two additional rooms, offering plenty of flexibility for family living, home offices, or hobby spaces.

Externally, the property benefits from a rear garden with both concrete and lawned areas, shared access via the archway, and a small frontage to the front.

With its generous proportions, versatile layout and sought after location on Hull Road, this property has all the makings of a superb family home or rewarding investment — a brilliant blank canvas ready for its next chapter.

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 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**

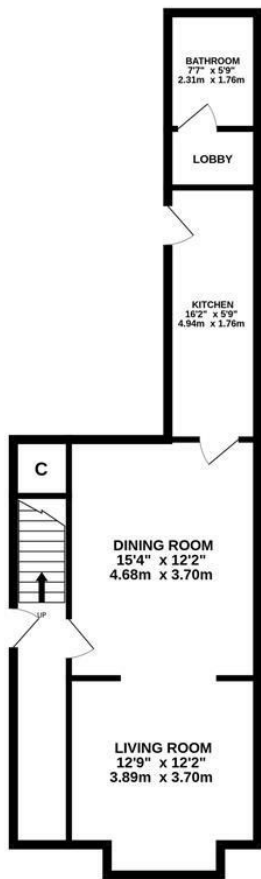
Symonds + Greenham have been informed that this property is Freehold.

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

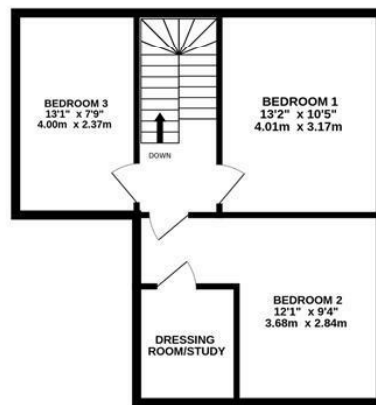
#### **VIEWINGS**

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

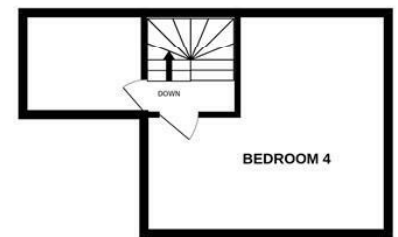
GROUND FLOOR



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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>

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 2002/91/EC	

