



SYMONDS + GREENHAM

Estate and Letting Agents



56 Kirklands Road, Hull, HU5 5AU

£160,000

SPACIOUS THREE-BEDROOM TERRACED HOME ON KIRKLANDS ROAD, FEATURING A BRIGHT OPEN-PLAN LOUNGE/KITCHEN DINER WITH FRENCH DOORS, GENEROUS GARDEN, LOFT POTENTIAL, AND OFF-STREET PARKING WITH GARAGE — IDEAL FOR MODERN FAMILY LIVING.

Nestled on the popular Kirklands Road in Hull, this fantastic three-bedroom terraced house offers a perfect blend of comfort and convenience. As you enter, you are greeted by a welcoming hallway that features a handy downstairs w/c, ideal for guests. The heart of the home is a superbly spacious open-plan lounge and kitchen diner, which is bathed in natural light and boasts French doors that lead out to a generous garden, perfect for outdoor entertaining or simply enjoying a quiet moment in the sun.

The property comprises three well-proportioned bedrooms, each offering a blank canvas for personalisation to suit your style. Additionally, the loft space presents an exciting opportunity for further development, whether it be for storage or creating an extra room.

Parking is a breeze with off-street parking available at the front, along with a garage at the rear, providing ample space for your vehicles and additional storage needs. The location is equally appealing, situated approximately three miles west of Hull's vibrant city centre. Residents will appreciate the close proximity to local shops, making daily errands effortless. Furthermore, excellent road access via Spring Bank West ensures easy travel to the city centre, Willerby Road, and the outer ring road, making this property an ideal choice for commuters.

In summary, this charming terraced house on Kirklands Road is a wonderful opportunity for families or individuals seeking a comfortable home in a well-connected area. Don't miss your chance to make it your own.

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.

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.

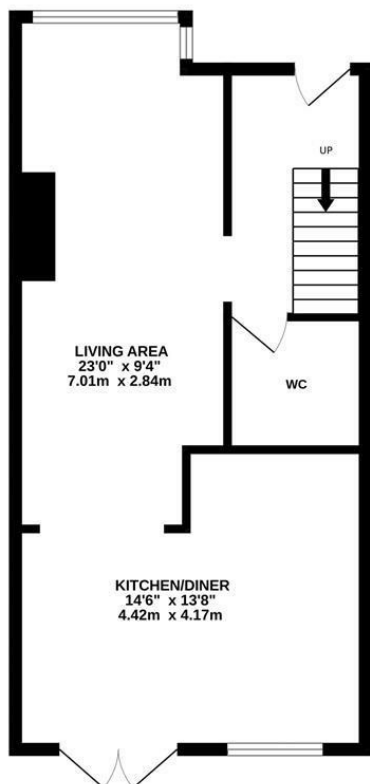
TENURE

Symonds + Greenham have been informed that this property is Freehold

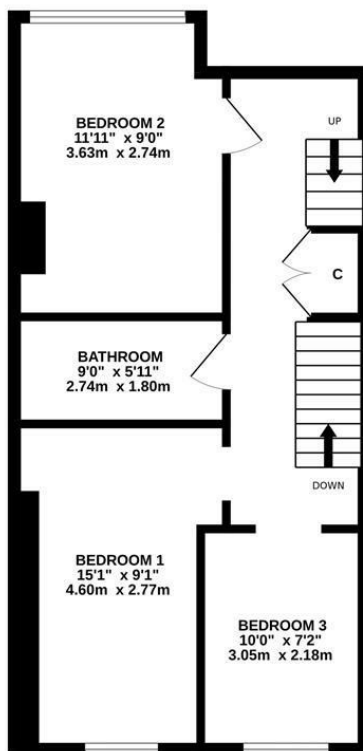
VIEWINGS

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

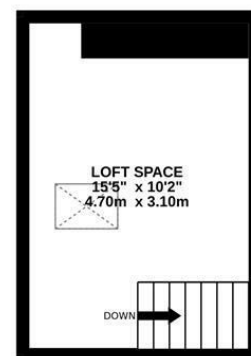
GROUND FLOOR



1ST FLOOR



LOFT



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	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

