



SYMONDS + GREENHAM

Estate and Letting Agents



52 Windsor Road, Hull, HU5 4HE

Offers over £160,000

Symonds and Greenham are delighted to present this fantastic three bedroom semi detached property, situated on Windsor Road in the highly sought after HU5 area. Occupying an excellent plot on a popular residential street, the property is ideally positioned close to highly regarded schools and a wide range of local amenities, making it particularly appealing to families. Whilst requiring some modernisation, the property presents an exciting opportunity for buyers to create a wonderful family home to their own taste, with generous accommodation, excellent outdoor space and plenty of potential.

The accommodation begins with an entrance hall leading into a spacious living room, featuring an attractive bay window which allows plenty of natural light to fill the space. The living room opens into an adjoining dining room, providing a lovely setting for family meals and entertaining, with plenty of scope to create a stylish and comfortable living environment. Completing the ground floor is the kitchen, offering an opportunity for buyers to update and design the space to suit their own needs.

To the first floor are three well proportioned bedrooms, offering flexible accommodation for growing families, with the option to utilise a bedroom as a home office or nursery if required. A family bathroom completes the first floor accommodation.

Externally, the property really comes into its own, boasting a front garden, gated side driveway providing off street parking, a garage and a fantastic, exceptionally generous rear garden. The impressive plot and substantial garden are real selling points, offering excellent potential for families and those looking for a home they can make their own.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

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

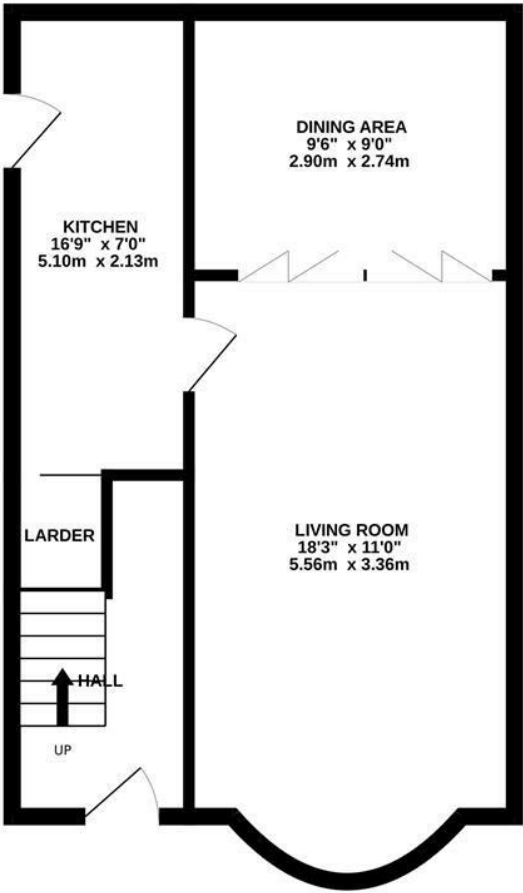
Symonds + Greenham have been informed that this property is Freehold.

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

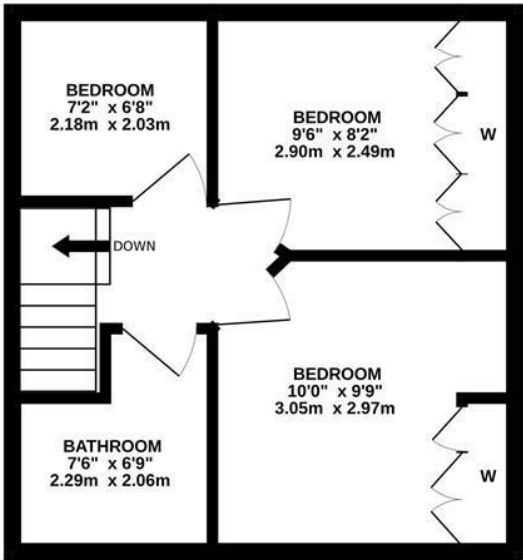
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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

