



SYMONDS + GREENHAM

Estate and Letting Agents



202 Barham Road, Hull, HU9 4EL

£135,000

TWO-BEDROOM SEMI-DETACHED HOME ON BARHAM ROAD, MOVE-IN READY WITH A STYLISH LOUNGE, SPACIOUS KITCHEN DINER, OFF-STREET PARKING, AND A GENEROUS GARDEN WITH SUMMERHOUSE – IDEAL FOR FIRST-TIME BUYERS OR DOWNSIZERS.

Nestled on Barham Road in Hull, this charming semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property is very well presented and ready for you to move straight in, making it an ideal choice for anyone seeking a hassle-free transition.

Upon entering, you will find a welcoming lounge featuring a stylish media wall, perfect for relaxing or entertaining guests. The spacious kitchen diner is a delightful space for family meals and gatherings, providing a warm and inviting atmosphere.

This home features two comfortable bedrooms, ensuring ample space for rest and relaxation. The well-appointed bathroom adds to the convenience of this lovely property.

Outside, you will discover off-street parking, a valuable asset in this popular area. The large rear garden is a standout feature, complete with a charming summerhouse, offering a perfect retreat for enjoying the outdoors or hosting summer barbecues.

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.

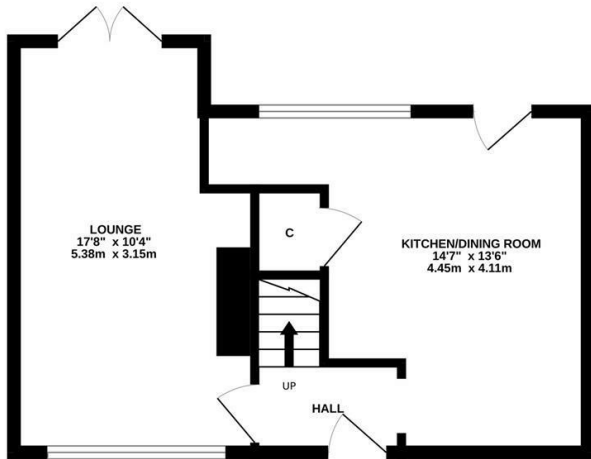
TENURE

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

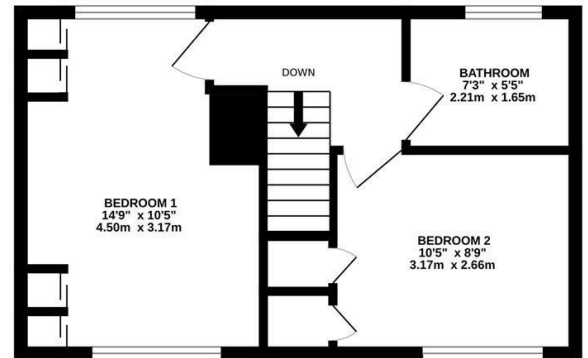
VIEWINGS

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

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

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	71	78

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		

