



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 65 Dent Road, Hull, East Yorkshire HU5 4SH

### Offers in the region of £130,000

THREE BED END TERRACED - EXCELLENT HU5 LOCATION - WELL PRESENTED THROUGHOUT - CLOSE TO AMENITIES - SECLUDED REAR GARDEN

This well presented three-bedroom end terraced property on Dent Road is situated in the popular HU5 location, offering a fantastic opportunity for families or first time buyers. Close to a range of amenities and transport links, the property provides convenience alongside a comfortable and spacious living environment. With its well maintained interiors and a secluded rear garden, this home is perfect for those looking for a good sized family home in a desirable area.

The ground floor comprises a spacious living room, ideal for relaxing or entertaining, and a well appointed kitchen with ample storage and workspace. Upstairs, there are three generously sized bedrooms and a modern family bathroom, providing plenty of room for a growing family. Externally, the property features both front and rear gardens, with the rear garden offering a private and peaceful outdoor space. This delightful home is move in ready and perfectly located to meet the needs of modern family living.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### LIVING ROOM

*15'2 x 10'8 max (4.62m x 3.25m max)*

a well presented living room with feature fireplace and under stairs storage cupboard

### KITCHEN

*14'9 x 8'2 max (4.50m x 2.49m max)*

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine, space for fridge freezer, with door to rear garden

## FIRST FLOOR

### LANDING

### BEDROOM 1

*14'4 x 9'8 max (4.37m x 2.95m max)*

a spacious primary bedroom with fitted storage cupboard

### BEDROOM 2

*9'8 x 8'9 max (2.95m x 2.67m max)*

another double bedroom with fitted cupboard

### BEDROOM 3

*11'2 x 6'9 max (3.40m x 2.06m max)*

### BATHROOM

with low level w/c, pedestal sink basin, towel rail and panelled bath with hand held shower attachment

### OUTSIDE

a good sized rear garden with gravelled areas, slate chippings and border and concrete path from front to back, mainly enclosed by timber fencing and adjoining brick wall.

To the front the property has a small gravelled front garden.

### 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.

### TENURE

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

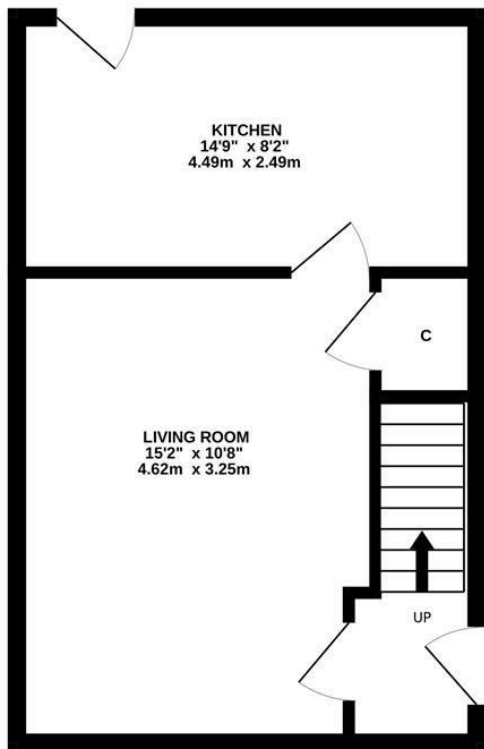
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

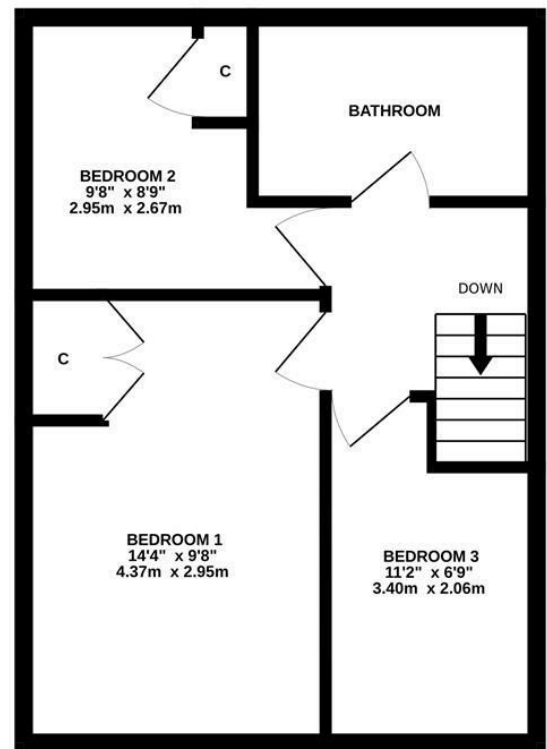
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



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	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

