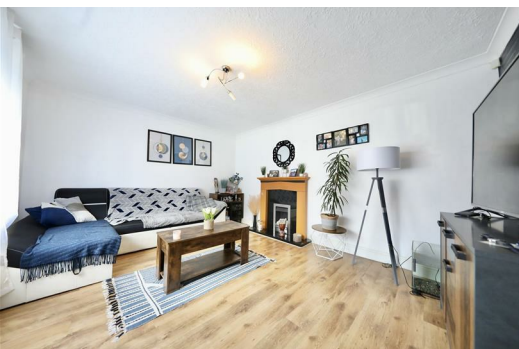




SYMONDS + GREENHAM

Estate and Letting Agents



168 Parthian Road, Hull, East Yorkshire HU9 4SY

£125,000

Nestled on the charming Parthian Road in Hull, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and spacious family home. With three generous bedrooms, this property is perfect for first-time buyers, families, or investors looking to expand their portfolio.

Upon entering, you are welcomed into a well-proportioned lounge that flows seamlessly into a kitchen/diner, creating an inviting space for both relaxation and entertaining. The ground floor also features a convenient utility room and a WC, enhancing the practicality of the home. Ascending to the first floor, you will discover three ample bedrooms, each offering a peaceful retreat, alongside a family bathroom that caters to all your needs.

One of the standout features of this property is the south-facing rear garden, which provides a splendid outdoor space for enjoying sunny days. The garden is thoughtfully designed with decking, artificial grass, and paving, making it an ideal setting for gatherings or simply unwinding in the fresh air.

The location is superb, with a variety of amenities just a stone's throw away. Shops, supermarkets, cafes, bars, and restaurants are all within easy reach, ensuring that daily conveniences are never far from home. Additionally, the area boasts highly regarded schools and excellent transport links, making it a desirable choice for families.

This brilliant three-bedroom home on Parthian Road is not to be missed. We encourage you to book your viewing today and explore the potential this property has to offer.

GROUND FLOOR

LOUNGE

14'8 x 11'8 max (4.47m x 3.56m max)

A brilliant family room with plenty of natural light.

KITCHEN/DINER

21'56 x 10'8 max (6.40m x 3.25m max)

With a range of eye level and base level units and complimenting work surfaces, space for a fridge freezer, a sink and drainer unit, plumbing for a washing machine and an integrated oven with a gas hob.

UTILITY ROOM

Found in a former outbuilding that has now been enclosed, providing space for further white goods and storage.

DOWNSTAIRS WC

Found in a former outbuilding that has now been enclosed, next to the utility room.

FIRST FLOOR

BEDROOM 1

12'5 x 11'9 max (3.78m x 3.58m max)

A brilliant bedroom with plenty of space for storage.

BEDROOM 2

12'5 x 8'7 max (3.78m x 2.62m max)

BEDROOM 3

10'7 x 7'6 max (3.23m x 2.29m max)

BATHROOM

With a low level WC, a panelled bath with a shower attachment and a hand basin.

OUTSIDE

The south facing rear garden has areas of decking, artificial grass and paving.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX

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

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.

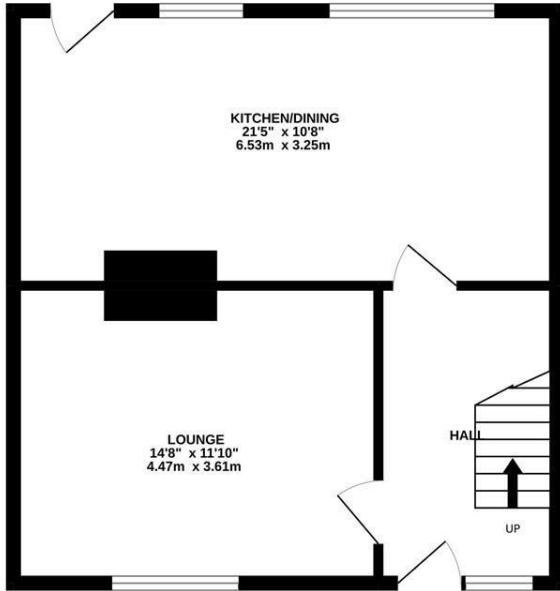
VIEWINGS

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

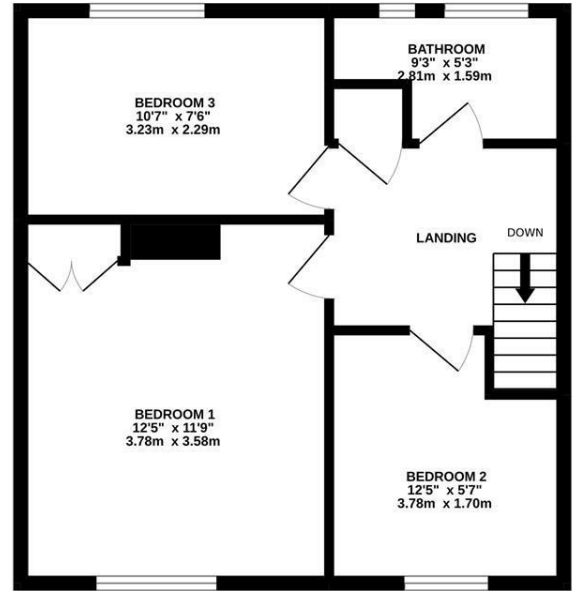
DISCLAIMER

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.

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.




1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (87.9 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			87
(81-91) B		75	
(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	