



SYMONDS + GREENHAM

Estate and Letting Agents



81 Etherington Road, Hull, HU6 7JR Offers in excess of £140,000

PERFECT FOR FIRST TIME BUYERS OR FAMILIES - POPULAR LOCATION - LOTS OF POTENTIAL - OFF STREET PARKING

Symonds and Greenham bring to you a three bed property on Etherington Road. This home, whilst in need of updating, offers a clean and well-maintained living space that is ready for you to make your mark. As you step inside, you'll be greeted by a bright and inviting lounge, filled with natural light that illuminates the room. It's a perfect spot for relaxation or entertaining guests. Adjacent to the lounge, you'll discover a generously sized dining room, creating a seamless flow for social gatherings. The double doors between the lounge and dining room add a touch of flexibility, allowing you to create an open-plan ambience or separate the spaces. Making your way through the property, you'll find a kitchen that provides plenty of space while cooking. Venturing upstairs, you'll discover three comfortable bedrooms and a family bathroom. Outside, this property boasts both front and rear gardens, offering the perfect opportunity to enjoy the outdoors. The rear garden, predominantly laid to lawn, provides a lush green backdrop that invites relaxation and outdoor activities. A delightful patio area adds an ideal space for alfresco dining or hosting summer barbecues. In summary, this 3-bedroom end-of-terrace property on Etherington Road offers a character-filled living space with a bright lounge, spacious dining room, and a well-proportioned kitchen. With three comfortable bedrooms and a family bathroom upstairs, it caters to the needs of a growing family or those seeking extra space. The gardens, both front and rear, provide a wonderful opportunity to embrace outdoor living as well as off street parking in the form of a drive rounds off this perfect family home.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

11'87 x 11'18 max (3.35m x 3.35m max)

A brilliant family room benefiting from excellent natural light.



DINING ROOM

17'29 x 11'24 max (5.18m x 3.35m max)

Another wonderful family room with double doors to the lounge.



KITCHEN

10'07 x 9'14 max (3.23m x 2.74m max)

With a range of eye level and base level units and complimenting work surfaces, space for a range cooker and an overhead extractor fan, plumbing for a washing machines, stainless steel sink and drainer unit and space for a fridge freezer.



LEAN TO

FIRST FLOOR

BEDROOM 1

10'70 x 11'30 max (3.05m x 3.35m max)

A fantastic main bedroom, again with lots of natural light and space for storage.



BEDROOM 2

11'22 x 8'75 max (3.35m x 2.44m max)

A wonderful second bedroom again with plenty of space for storage.



BEDROOM 3

8'23 x 8'27 max (2.44m x 2.44m max)



BATHROOM

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



OUTSIDE

The property benefits from a small garden to the front of the house and a lovely rear garden that is mainly laid to lawn with a patio area. There is also off street parking in the form of a drive.



CENTRAL HEATING

The property has the benefit of recently fitted boiler, providing gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX

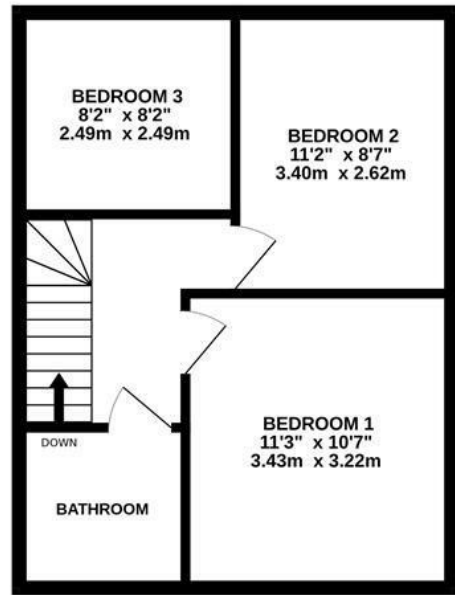
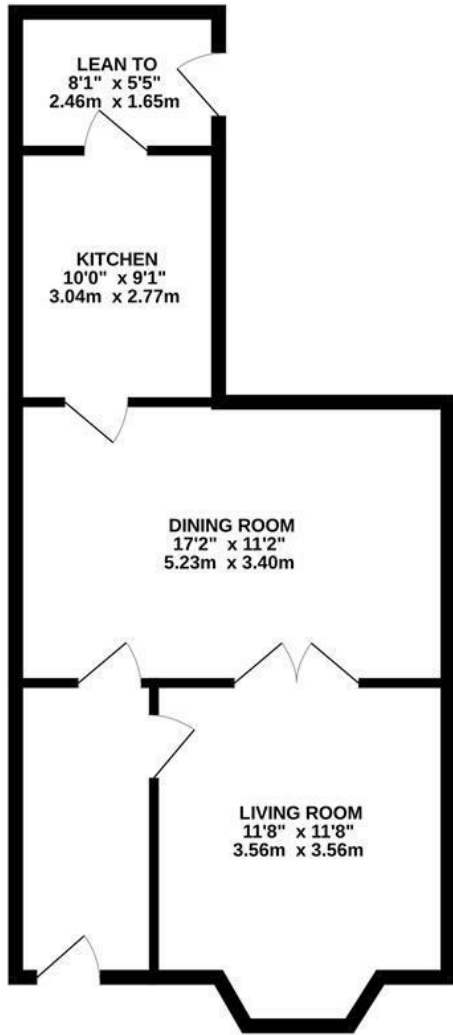
Symonds + Greenham have been informed that this property is in Council Tax Band B.

DISCLAIMER

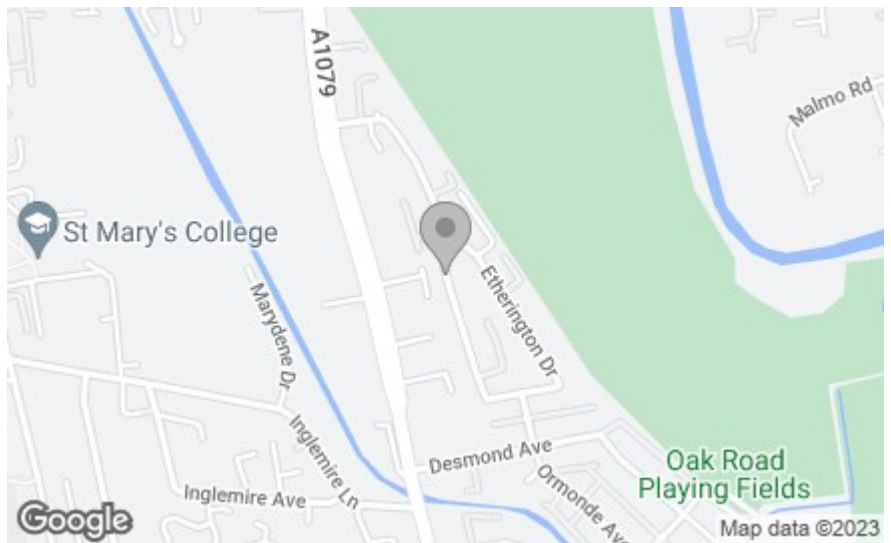
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



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.
Made with Metropix ©2023



Energy Efficiency Rating								
Current	Potential							
Very energy efficient - lower running costs								
<table border="1"> <tr><td>(82 plus) A</td></tr> <tr><td>(81-81) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>		(82 plus) A	(81-81) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G
(82 plus) A								
(81-81) B								
(69-80) C								
(55-68) D								
(39-54) E								
(21-38) F								
(1-20) G								
65	74							
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								
<table border="1"> <tr><td>(02 plus) A</td></tr> <tr><td>(81-81) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>		(02 plus) A	(81-81) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G
(02 plus) A								
(81-81) 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							