



SYMONDS + GREENHAM

Estate and Letting Agents



69 Nelson Road, Hull, Yorkshire HU5 5HN

£185,000

BEAUTIFULLY PRESENTED AND READY TO MOVE INTO, THIS SPACIOUS THREE-BEDROOM FAMILY HOME OFFERS MODERN LIVING, A LARGE REAR GARDEN, OFF-STREET PARKING, A GARAGE, AND A FANTASTIC LOCATION CLOSE TO SCHOOLS, SHOPS, AND TRANSPORT LINKS.

Welcome to Nelson Road in Hull, this outstanding three-bedroom mid-terrace family home offers a perfect blend of modern living and convenience. Ideally located just off Willerby Road, residents will find themselves surrounded by a wealth of amenities, including shops, supermarkets, cafes, bars, and restaurants, all within easy reach. Additionally, the property is situated near highly regarded schools and excellent transport links, making it an ideal choice for families and commuters alike.

Upon entering, you will be greeted by a contemporary interior that is both stylish and functional. The ground floor features a welcoming lounge, a spacious dining room, and a well-appointed kitchen, providing ample space for family gatherings and entertaining guests. Upstairs, you will discover three generous bedrooms, perfect for restful nights, along with a family bathroom that caters to all your needs.

The exterior of the property is equally impressive, boasting off-street parking at the front, ensuring convenience for you and your guests. The large rear garden is a true highlight, offering a delightful space for outdoor activities, complete with an area of lawn, paving, and decking, ideal for summer barbecues and relaxation. Additionally, a garage provides extra storage or potential for a workshop.

This home is ready to move into, making it an excellent opportunity for first-time buyers and young families seeking a modern, comfortable living space in a vibrant community. Don't miss your chance to make this wonderful property your own.

CENTRAL HEATING

The property has the benefit of 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.

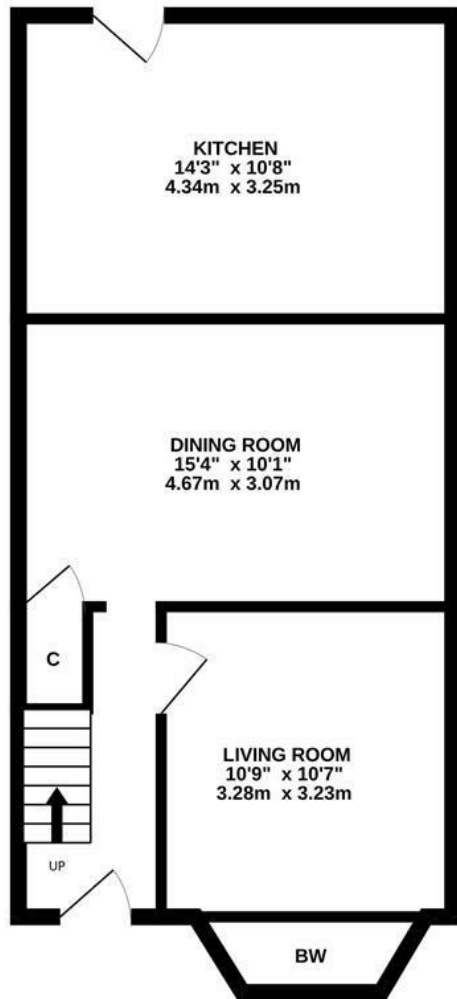
VIEWINGS

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

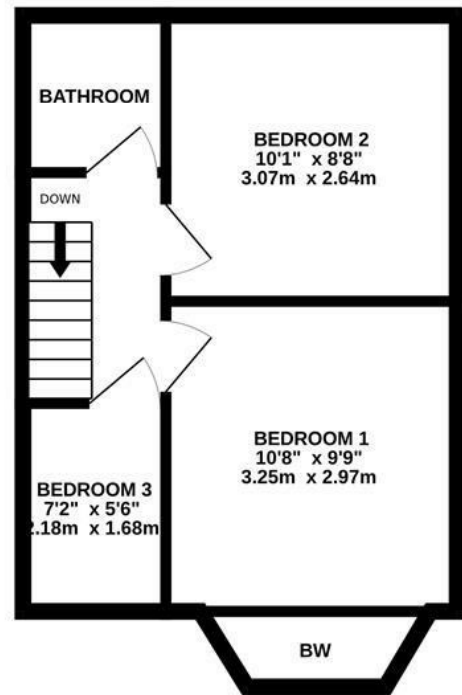
FLOOR PLAN DISCLAIMER

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.

GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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			88
(81-91) B			
(69-80) C			
(55-68) D		72	
(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	
(92 plus) A	88
(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	

