



**SYMONDS + GREENHAM**

Estate and Letting Agents



## 7 Appleton Road, Hull, HU5 4PP £150,000

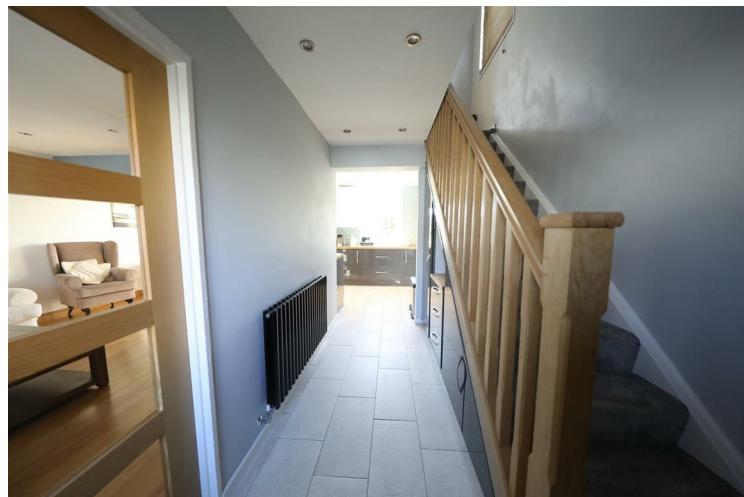
OUTSTANDING THREE BED SEMI-DETACHED HOME - STYLISH AND MODERN THROUGHOUT - PERFECT FOR FIRST TIME BUYERS AND YOUNG FAMILIES

Nestled on Appleton Road, this delightful three-bedroom semi-detached home seamlessly blends modern living with convenience. Just moments away from amenities such as shops, supermarkets, cafes, bars, and restaurants, as well as schools and excellent transport links, it presents an ideal setting for a vibrant lifestyle. Step inside to discover a modern interior thoughtfully designed for contemporary living. The ground floor encompasses a welcoming lounge, a stylish dining room, a well-appointed kitchen, and a convenient WC, creating a harmonious flow for daily life. Venture upstairs to find three generously proportioned bedrooms, each offering a comfortable retreat. The family bathroom, fitted with modern fixtures, adds to the overall appeal. Outside, the property boasts off-street parking to the front, ensuring convenience for residents and guests alike. The rear garden is a delightful space, predominantly laid to lawn with a paved area—ideal for al fresco dining or relaxation. This property is more than a home; it's a testament to modern comfort and practicality. If you're seeking a residence that effortlessly combines style with accessibility, Appleton Road is an address worth exploring. Schedule a viewing to experience the allure of this charming abode.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

## GROUND FLOOR

### HALLWAY



### WC

With a low level WC and a hand basin.



### LIVING ROOM

13'3 x 11'67 max (4.04m x 3.35m max)

A wonderful family room with excellent natural light.



### FIRST FLOOR

#### BEDROOM 1

11'7 x 11'6 max (3.53m x 3.51m max)

A wonderful bedroom with plenty of space for storage.



#### BEDROOM 2

13'0 x 8'1 max (3.96m x 2.46m max)

Another wonderful bedroom.



### DINING ROOM

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

Another excellent recreation space.



#### KITCHEN

9'9 x 8'0 max (2.97m x 2.44m max)

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

**BEDROOM 3**  
8'2 x 8'7 max (2.49m x 2.62m max)



## 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.

## BATHROOM

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



## OUTSIDE

The property benefits from a rear garden that is mainly laid to lawn with a paved area and off street parking to the front.



## CENTRAL HEATING

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

## COUNCIL TAX

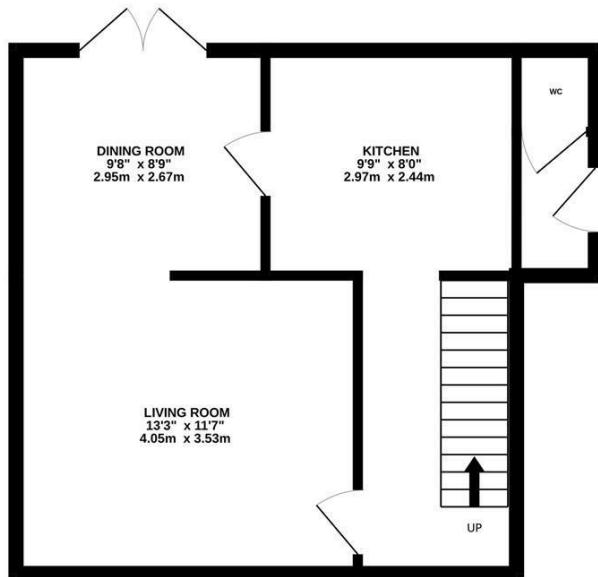
Symonds + Greenham have been informed that this property is in Council Tax Band A.

## DISCLAIMER

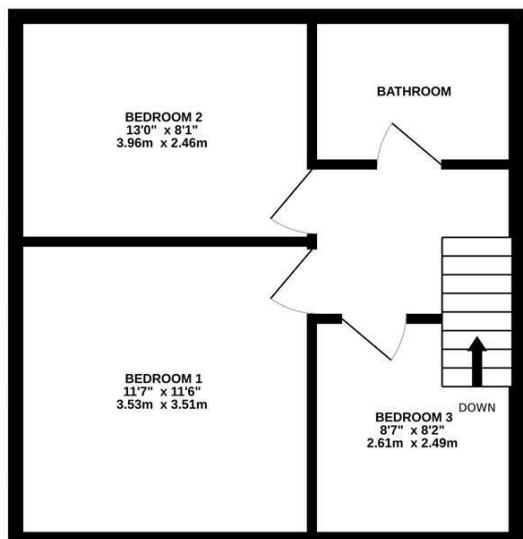
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

Please note that this property is non-standard construction.

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.

Made with Metropix ©2023

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 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		

