SYMONDS + GREENHAM

Estate and Letting Agents









111 Pickering Road, Hull, HU4 6TB
£170,000

Symonds and Greenham are delighted to present this spacious and well cared for three bedroom mid terraced property, ideally positioned on Pickering Road in the popular HU4 area. Offering generous accommodation across two floors, along with a good sized rear garden and off street parking, this lovely home has plenty to offer and would appeal to a wide range of buyers.
The property is conveniently located within easy reach of a variety of local amenities, schools and regular transport links, while also being well placed for access across Hull and towards the surrounding villages.

Internally, the accommodation begins with a welcoming entrance hall leading into a spacious living room, featuring a bay window allowing plenty of natural light and a feature fireplace creating an attractive focal point. Double doors connect the living room with the separate dining room, providing a great layout for both everyday family life and entertaining. Completing the ground floor is a well proportioned fitted kitchen with plenty of worktop and storage space.
To the first floor are three good sized bedrooms, offering flexibility for families, guests or those requiring a home office, together with the family bathroom. The property also benefits from a good sized loft space with a Velux window, providing useful additional space and storage.
Outside, the rear garden is another real asset, offering a generous amount of space with a paved patio, established planted borders and raised decking accessed via steps, creating several areas to sit and enjoy the garden. A useful garage is positioned to the rear.
To the front of the property is a gravelled driveway providing valuable off street parking for two vehicles.

With spacious accommodation, a good sized garden and a convenient HU4 location, this is a lovely, well maintained home that is not to be missed.

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 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.

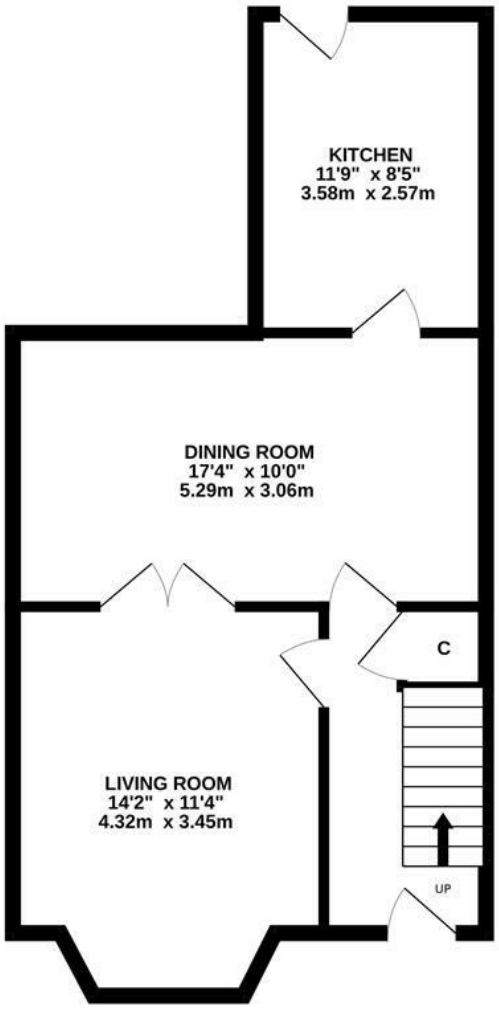
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

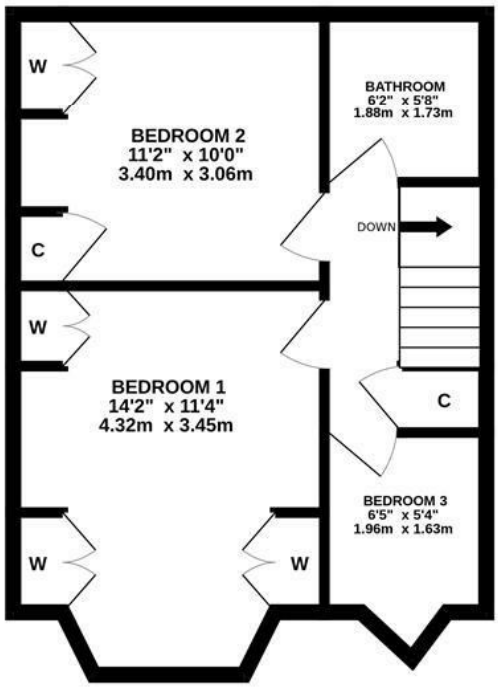
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

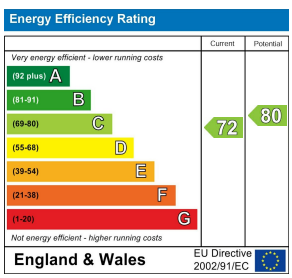
GROUND FLOOR

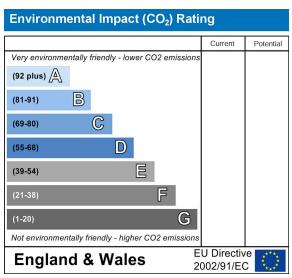


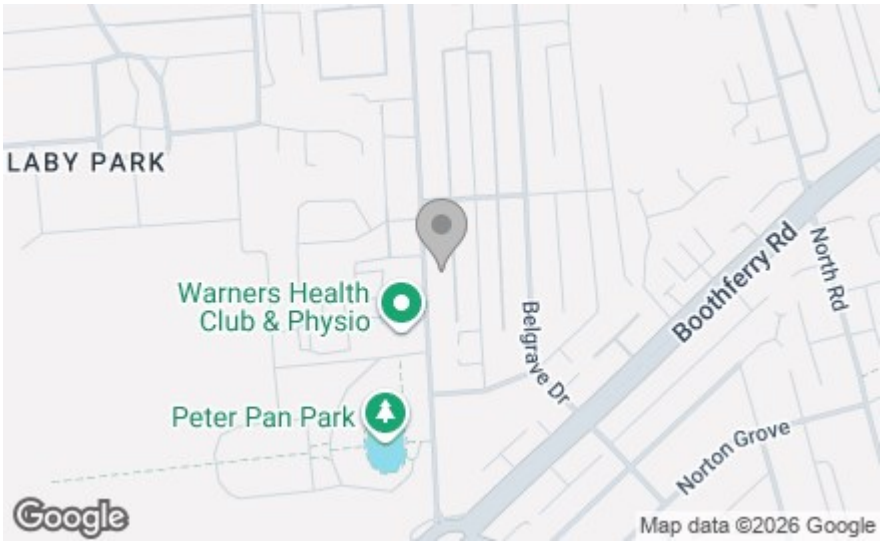
1ST FLOOR



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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