



SYMONDS + GREENHAM

Estate and Letting Agents



60 North Road, Hull, HU4 6LH

Offers in excess of £140,000

OUTSTANDING THREE BED END OF TERRACE - OFF STREET PARKING FOR MULTIPLE VEHICLES - POPULAR LOCATION

Nestled on North Road, this charming three-bedroom end-of-terrace residence offers proximity to a host of amenities—shops, supermarkets, cafes, and schools—all within easy reach. Step inside to discover a spacious layout, featuring a comfortable lounge, a versatile sitting room, a modern kitchen, and a delightful conservatory. The upper floor hosts three generously sized bedrooms and a family bathroom. Outside, the property boasts ample off-street parking to the front, and the rear garden, a serene blend of lawn and paving, provides a perfect space for relaxation.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

11'9 x 10'1 max (3.58m x 3.07m max)

A wonderful family room with excellent natural light.



DINING ROOM

14'7 x 11'9 max (4.45m x 3.58m max)

Another wonderful family space.



KITCHEN

8'09 x 10'9 max (2.67m x 3.28m max)

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



CONSERVATORY

7'57 x 10'5 max (2.13m x 3.18m max)

A lovely conservatory looking out on to the garden.

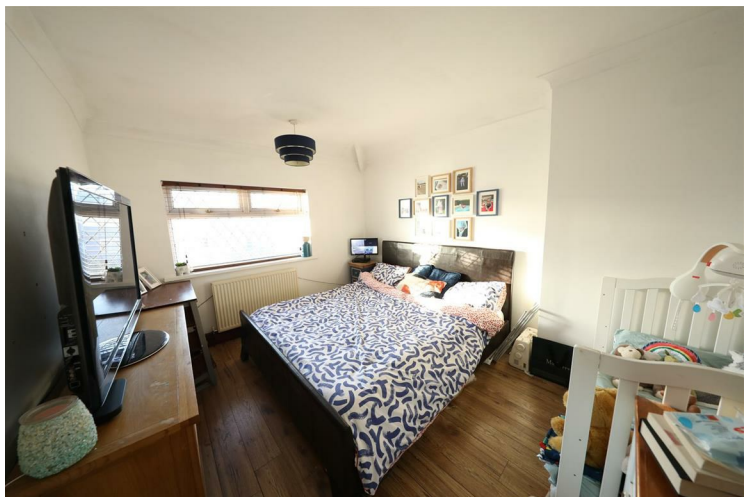


FIRST FLOOR

BEDROOM 1

10'1 x 12'4 max (3.07m x 3.76m max)

A brilliant main bedroom with plenty of space for storage.



BEDROOM 2

12'4 x 10'2 max (3.76m x 3.10m max)

Another fantastic bedroom.



BEDROOM 3

8'8 x 8'4 max (2.64m x 2.54m max)



BATHROOM

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



OUTSIDE

The property has parking for multiple cars to the front and a rear garden that is laid to lawn with an area of paving.



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 A.

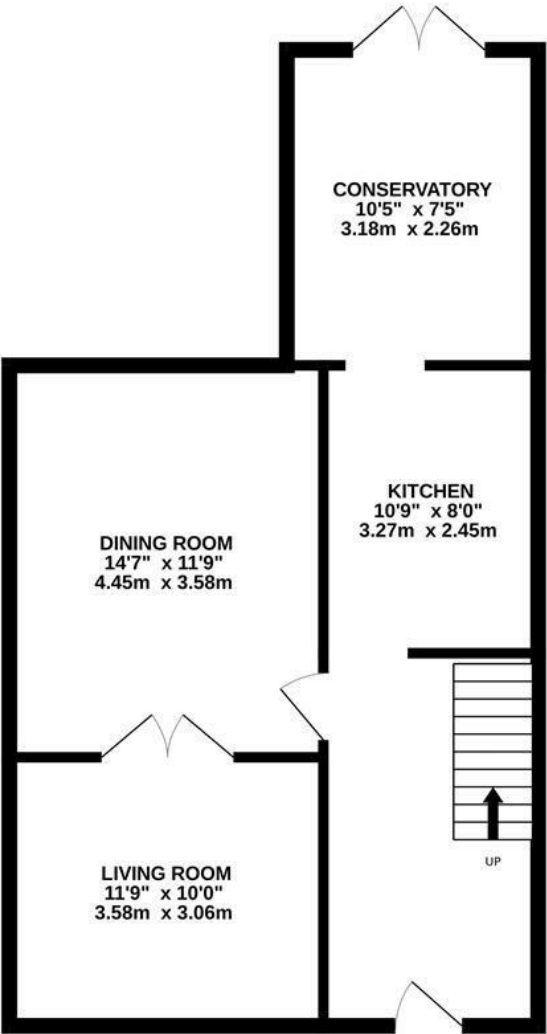
DISCLAIMER

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.

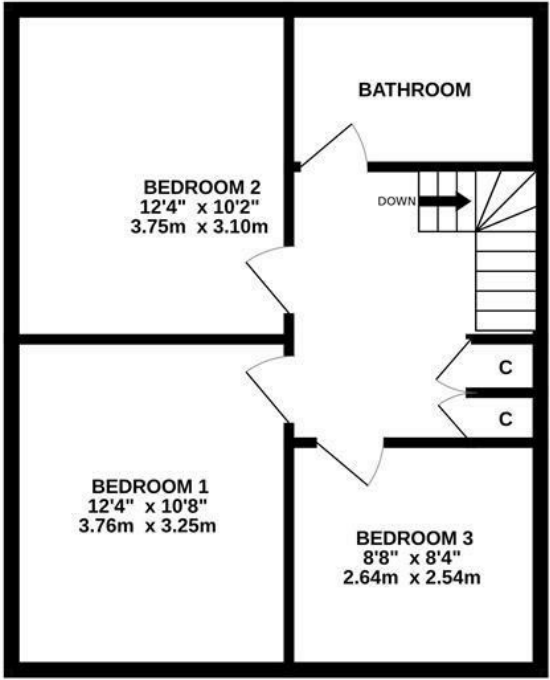
VIEWINGS

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

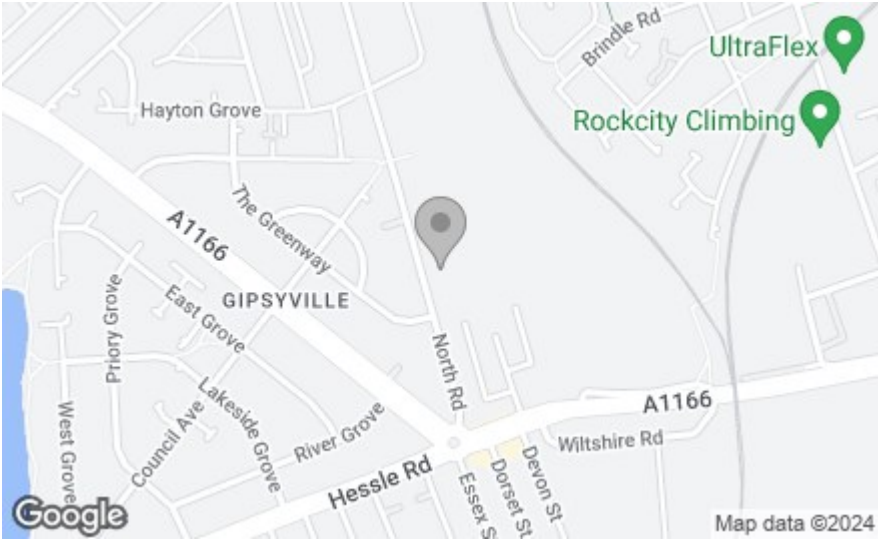
GROUND FLOOR




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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	
(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			
(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	