



**SYMONDS + GREENHAM**

Estate and Letting Agents



## **783 Hotham Road South, Hull, HU5 5JY** **Offers in the region of £120,000**

Discover the charm of this inviting three-bedroom terraced home on Hotham Road South. Boasting an upstairs bathroom for added convenience, along with a south-facing rear garden featuring a detached garage, it's a sanctuary for relaxation and storage alike. Inside, the open-plan lounge diner offers versatile living space, while the spacious kitchen is ideal for culinary adventures. With no onward chain, this property is perfect for first-time buyers or investors seeking a hassle-free transition. Situated mere steps away from a wealth of local amenities and highly regarded schools, it promises a lifestyle of ease and convenience. Don't miss this opportunity to make this delightful residence your own.

**BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor

### LOUNGE/DINER

13'10 max x 20'10 max (4.22m max x 6.35m max )

A spacious open plan reception room with understairs storage cupboard, electric fire place and door to the kitchen



### LOUNGE



### DINING



### KITCHEN

13'10 max x 9'3 max (4.22m max x 2.82m max )

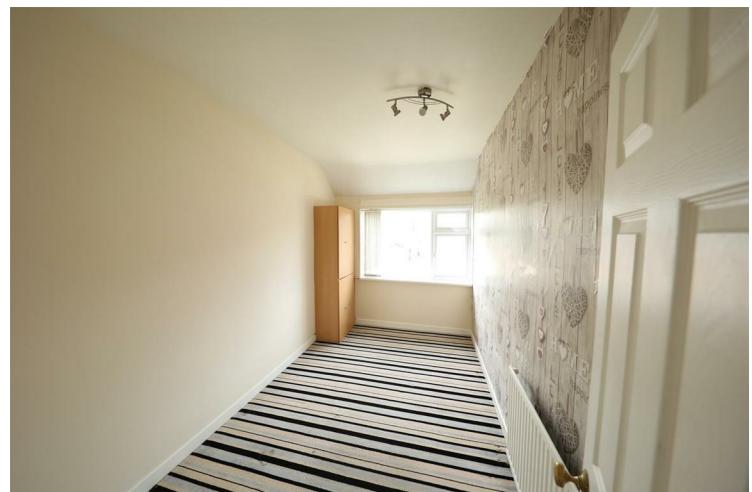
with a range of eye level and base level units with complementing work surfaces, plumbing for washing machine, stainless steel sink and drainer unit, gas oven and grill, gas hob with overhead extractor fan, and door to the rear garden



## FIRST FLOOR

### BEDROOM ONE

7' 3max x 12'5 max (2.13m 0.91mmax x 3.78m max )



### BEDROOM TWO

7'7 max x 13'7 max (2.31m max x 4.14m max )



### BEDROOM THREE

5'0 max x 12'5 max (1.52m max x 3.78m max )



## VIEWINGS

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

## 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.

## BATHROOM

4'5 max x 13'7 max (1.35m max x 4.14m max)  
with low level WC, pedestal hand basin, panelled bath with overhead shower attachment and tiled from floor to ceiling



## OUTSIDE



## 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

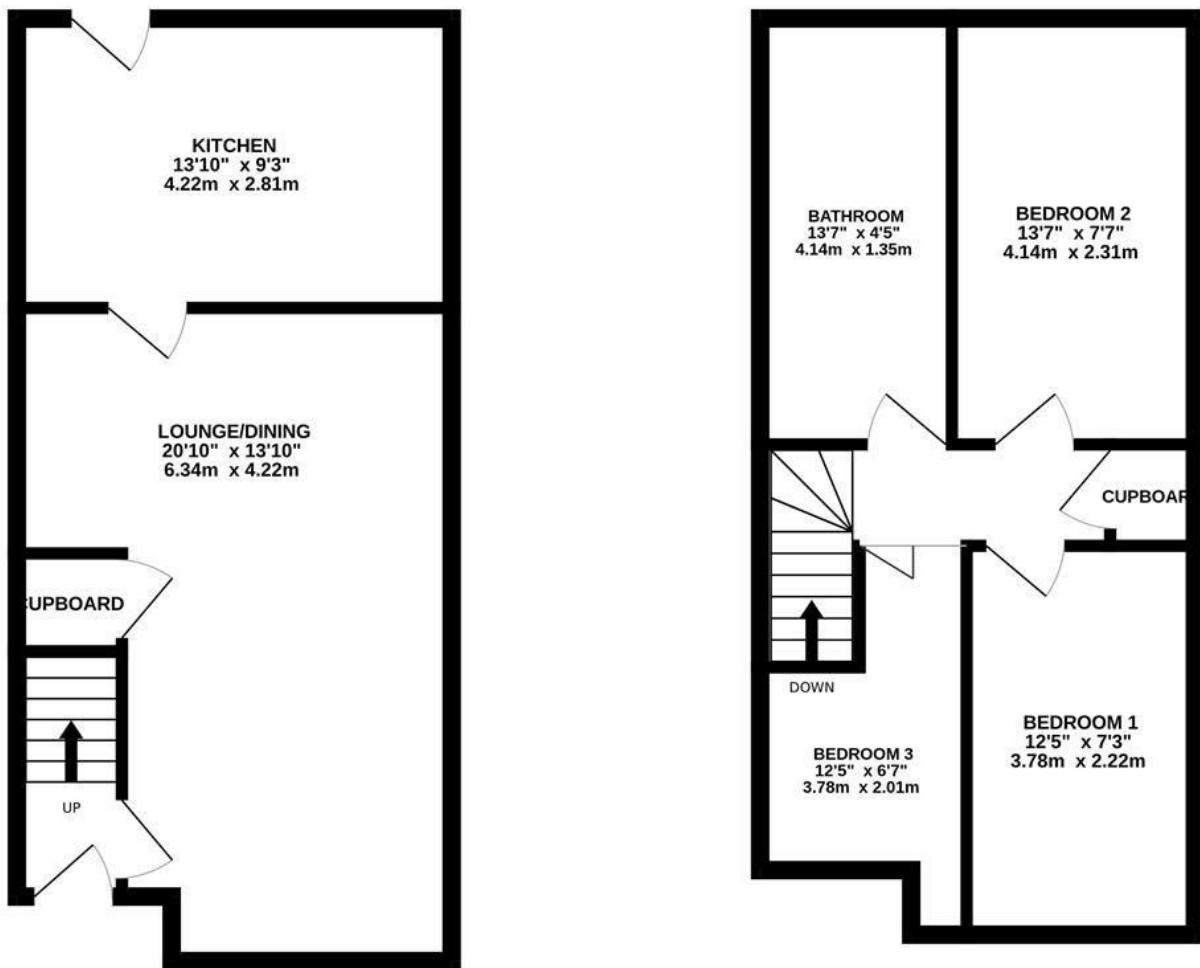
If you require more information on the tenure of this property please contact the office on 01482 444200.

## COUNCIL TAX BAND

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

GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	69

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		

