



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 155 Anlaby Park Road South, Hull, HU4 7DB

### £210,000

FANTASTIC THREE BED END TERRACED - POPULAR HU4 LOCATION - UNDERGONE TRANSFORMATION - ADVANTAGEOUS PLOT - STYLISHLY PRESENTED THROUGHOUT - TWO BATHROOMS - WRAP AROUND OUTDOOR SPACE - OFF STREET PARKING AND GARAGE - CLOSE TO LOCAL AMENITIES AND GOOD SCHOOLS

Situated on the highly sought after Anlaby Park Road South, this superb three bedroom end terraced property sits on a fantastic, advantageous plot and has been tastefully transformed to create a stylish, modern family home. With excellent schools and a wide range of local amenities close by, it offers the perfect blend of convenience and comfort.

The accommodation briefly comprises: a welcoming entrance hall, a bright living room with bay window, a stunning open plan kitchen dining area perfect for family life and entertaining, a sleek ground floor shower room and a handy storage cupboard. To the first floor are three generously sized bedrooms, all well presented and a modern family bathroom.

Externally, the property really stands out thanks to its wrap around outdoor space. A block paved patio provides an ideal area for outdoor dining, while a neat lawn to the side and gravelled front garden add kerb appeal. A garage and block paved driveway further enhance the practicality, providing ample off street parking.

This is a fantastic opportunity to secure a spacious, modernised home in one of HU4's most desirable locations, offering both style and substance in equal measure.

BOOK YOUR VIEWING NOW!

#### **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.

#### **TENURE**

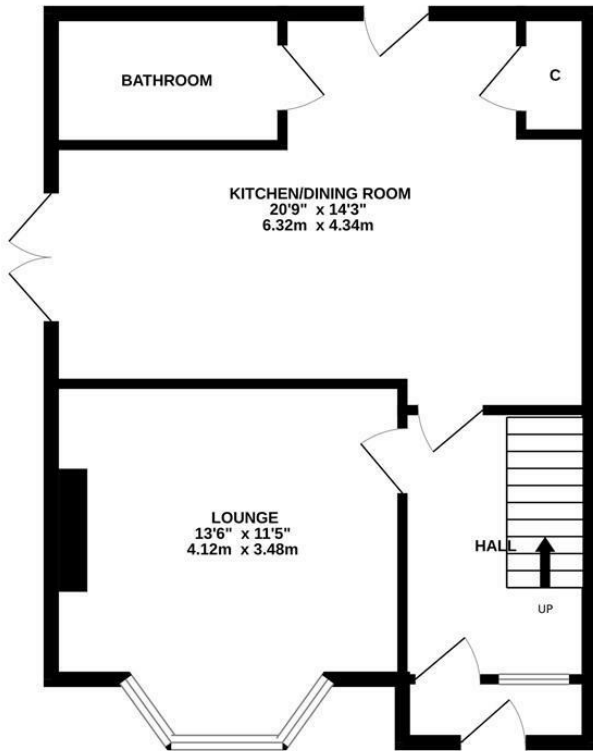
Symonds + Greenham have been informed that this property is Freehold.

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

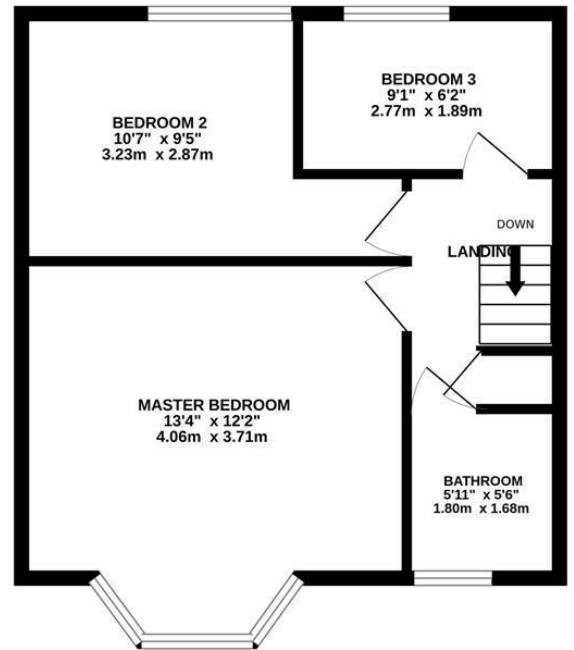
#### **VIEWINGS**

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

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



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>64</b>
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	