



SYMONDS + GREENHAM

Estate and Letting Agents



310 Hathersage Road, Hull, HU8 0EY

£235,000

BEAUTIFULLY EXTENDED AND STYLISHLY PRESENTED, THIS SPACIOUS FOUR-BEDROOM FAMILY HOME OFFERS MODERN LIVING, A STUNNING REAR GARDEN, AND A SOUGHT-AFTER LOCATION CLOSE TO EXCELLENT SCHOOLS AND LOCAL AMENITIES.

Nestled in the tranquil cul-de-sac of Hathersage Road, Hull, this extended four-bedroom semi-detached family home offers a perfect blend of modern living and comfort. The property features stunning decor throughout, creating an inviting atmosphere that is sure to impress.

Upon entering, you will find a spacious lounge, ideal for both relaxation and entertaining. While the kitchen seamlessly connects to a delightful conservatory, allowing for an abundance of natural light and a lovely view of the garden. The home features four generously sized bedrooms, providing ample space for family living. With one family bathroom and well-designed ensuite, meaning morning routines will be a breeze, ensuring convenience for all family members.

Outside, the property is complemented by a beautiful rear garden, complete with a decking seating area, perfect for enjoying summer evenings or hosting gatherings with friends and family. The driveway offers off-road parking, adding to the practicality of this charming home.

Situated in a highly desirable residential area, this property is conveniently located near excellent schools, making it an ideal choice for families. With its combination of stylish interiors, outdoor space, and a peaceful location, this semi-detached house is a wonderful opportunity for those seeking a family home in Hull.

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 "C" (change as needed).

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.

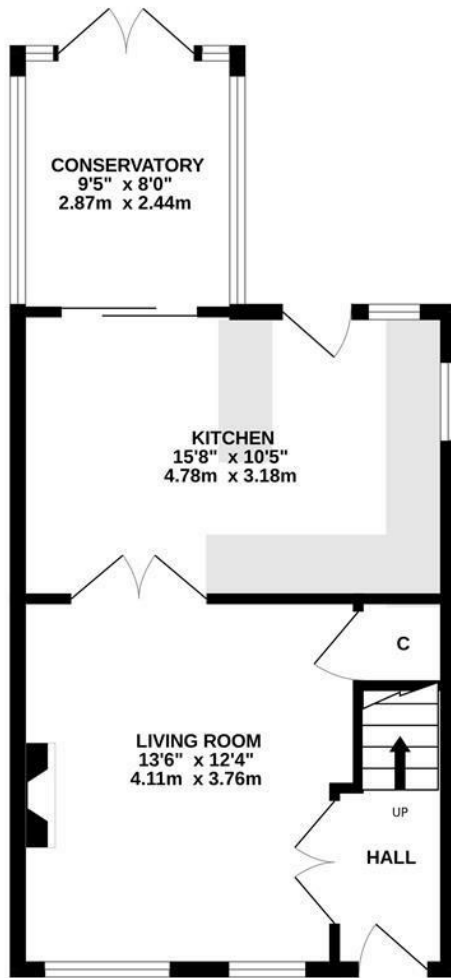
TENURE

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

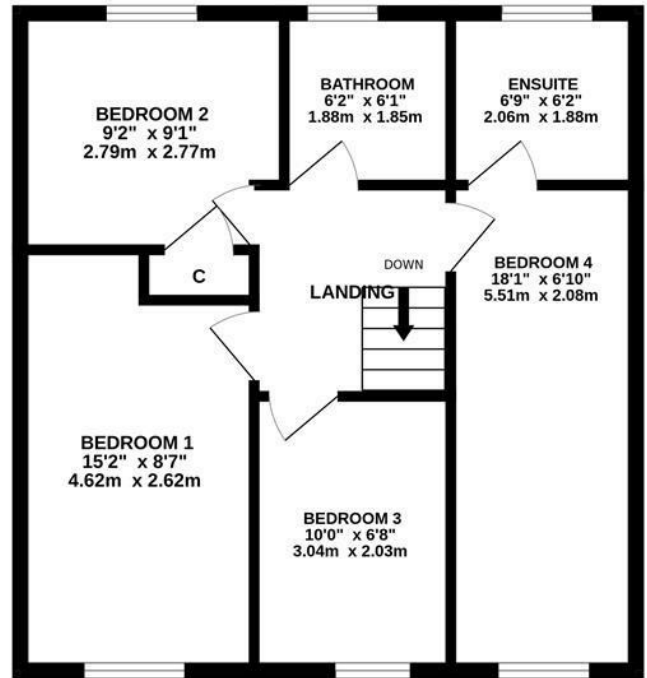
VIEWINGS

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			
(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		57	69
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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			

