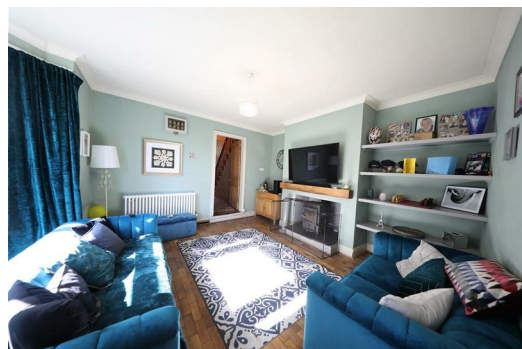




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **142 Hull Road, Hessle, East Yorkshire HU13 9NG** **Offers over £294,000**

**OUTSTANDING FAMILY HOME - FULL OF CHARACTER - INCREDIBLE GARDEN - 6 BEDROOMS**

Symonds and Greenham are delighted to bring to the market this outstanding family home. Situated in Hessle, this home is ideally located for a host of local amenities, cafes, bars and restaurants as well as well-regarded schools. Inside, the home delivers truly incredible living space including; a lounge, a play room, a modern kitchen-diner and an annex style room with a bedroom above it found downstairs and a further five large bedrooms and a family bathroom are found upstairs. Outside offers a truly sensational rear garden which attracts plenty of sunlight and also offers off street parking.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**



## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

11'10 x 15 max (3.61m x 4.57m max)

A fantastic family space with excellent natural light.



### DINING ROOM

12' x 12'9 max (3.66m x 3.89m max)

With double doors leading outside.



### SITTING ROOM

13'8 x 13 max (4.17m x 3.96m max)



### LIVING KITCHEN DINER

25'7 x 13 max (7.80m x 3.96m max)

With a range of eye level and base level units and complimenting work surfaces, a Belfast sink, space for an oven and a fridge freezer and a door to the rear garden.



### UTILITY/WC

With a low level WC and plumbing for a washing machine.

### ANNEX SITTING ROOM

14'10 x 12'10 max (4.52m x 3.91m max)



## FIRST FLOOR

### BEDROOM 1





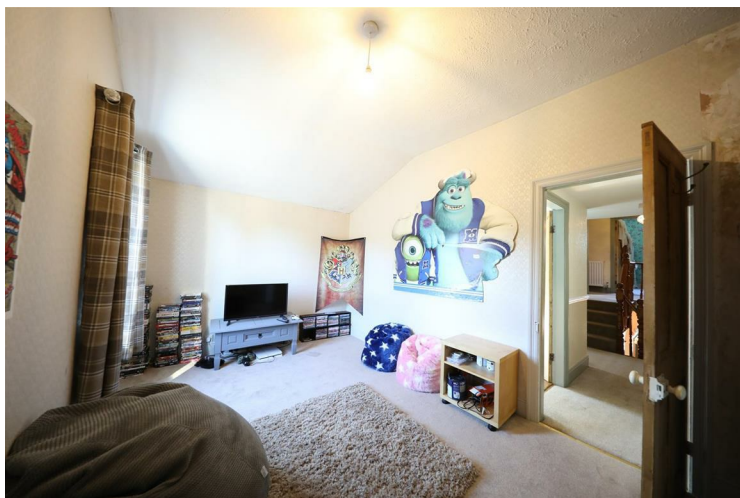
**BEDROOM 2**  
11'7 x 8'9 max (3.53m x 2.67m max)



**BEDROOM 5**  
8'4 x 13 max (2.54m x 3.96m max)



**BEDROOM 3**  
8'7 x 12'4 max (2.62m x 3.76m max)



**BEDROOM 6**  
14'10 x 13 max (4.52m x 3.96m max)



**BEDROOM 4**  
11'6 x 8'10 max (3.51m x 2.69m max)



**BATHROOM**  
With a free standing bath and a hand basin.



### SEPARATE WC

With a low level WC.

### OUTSIDE

To the front of the property is a forecourt area and a drive leading through double gates that leads to a courtyard area offering additional parking and to the rear is a south facing garden which is mainly laid to lawn with patio, raised flower beds, workshop and log store area.



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested). It's recent installation means it is covered by a warranty.

### DOUBLE GLAZING

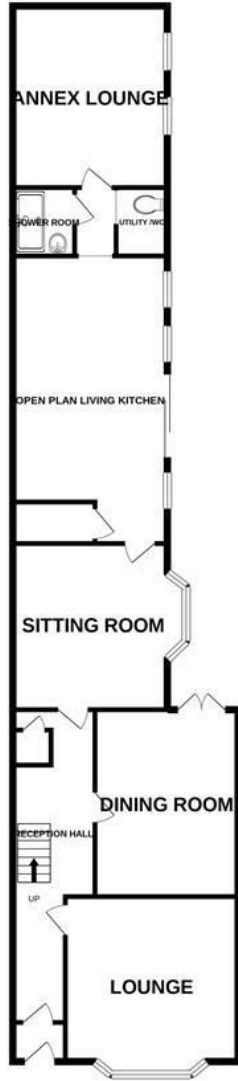
The property has the benefit of double glazing

### VIEWINGS

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

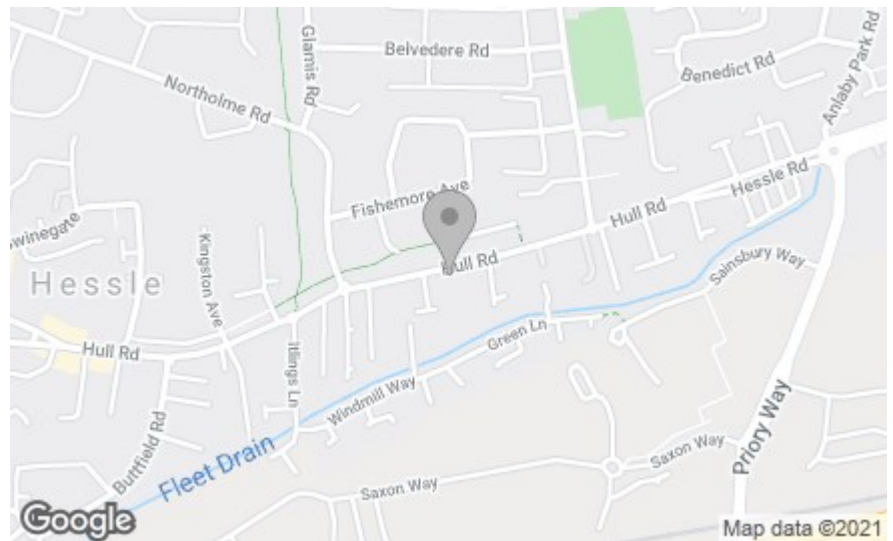
### DISCLAIMER

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.



TOTAL FLOOR AREA : 1827 sq.ft (169.7 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	
(82 plus) <b>A</b>	
(81-81) <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 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	
(02 plus) <b>A</b>	
(81-81) <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