



SYMONDS + GREENHAM

Estate and Letting Agents



9 Redhill Park, Hull, HU6 8QH

£220,000

FOUR SPACIOUS BEDROOMS ACROSS THREE FLOORS - BRIGHT LOUNGE WITH JULIET BALCONY AND MASTER BEDROOM WITH ENSUITE - GARAGE, OFF-STREET PARKING, AND EXCELLENT LOCAL AMENITIES NEARBY

Nestled in the charming area of Redhill Park, Hull, this splendid semi-detached townhouse presents an exceptional opportunity for those in search of a spacious and modern family home. Spanning three generous floors, the property features four well-proportioned bedrooms, making it ideal for families or individuals who desire extra space.

Upon entering, you are welcomed by an inviting kitchen/diner, perfect for both casual meals and entertaining guests. The lounge, adorned with a delightful Juliet balcony, allows natural light to pour in, creating a bright and airy atmosphere while offering lovely views of the surrounding area. The master bedroom serves as a true retreat, complete with an ensuite bathroom that provides both convenience and privacy. Additionally, a second bathroom is available, ensuring that all family members and guests have their own space.

This home is further enhanced by a garage, offering off-street parking and valuable storage options. The property is conveniently located near local shops, allowing residents easy access to everyday amenities. Moreover, excellent transport links are at hand, making commuting and travel straightforward.

In summary, this fantastic townhouse in Redhill Park is a wonderful opportunity for those seeking a spacious and well-located family home. With its modern features and convenient amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.

KITCHEN/DINER

15'8 x 8'6 max (4.78m x 2.59m max)

With base to eye level units, complementary work top surfaces, stainless steel sink and draining unit, electric over and gas hob with overhead extractor fan, space for fridge freezer, space for washer, french doors leading to the rear garden

DOWNSTAIRS W/C

Featuring a low level w/c and pedestal hand basin

LOUNGE

15'8 x 13'11 max (4.78m x 4.24m max)

With juliet balcony

BEDROOM THREE

11'8 x 8'8 max (3.56m x 2.64m max)

BATHROOM

6'8 x 6'6 max (2.03m x 1.98m max)

Featuring a panelled bath with overhead shower attachment, low level w/c, pedestal hand basin

MASTER BEDROOM

12'0 x 11'9 max (3.66m x 3.58m max)

With en suite

EN SUITE

6'9 x 6'2 max (2.06m x 1.88m max)

Featuring a shower cubical, low level w/c, pedestal hand basin, tiled to splash back areas

BEDROOM TWO

13'4 x 8'7 max (4.06m x 2.62m max)

BEDROOM FOUR

7'11 x 6'8 max (2.41m x 2.03m max)

GARAGE

17'4 x 8'7 max (5.28m x 2.62m max)

OUTSIDE

Front of the property benefits from off street driving with its own drive and garage, rear garden is mainly laid to lawn

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 "D"

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Leasehold

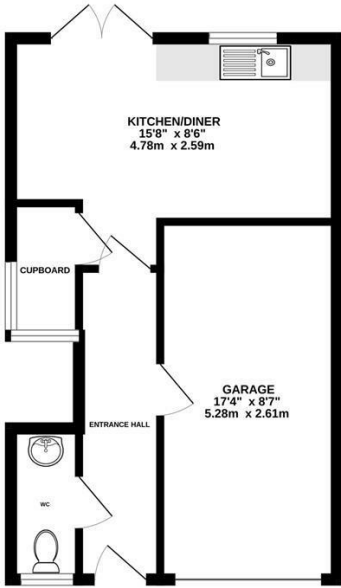
DISCLAIMER

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.

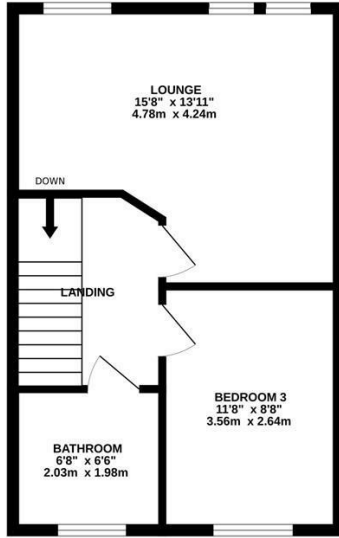
VIEWINGS

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

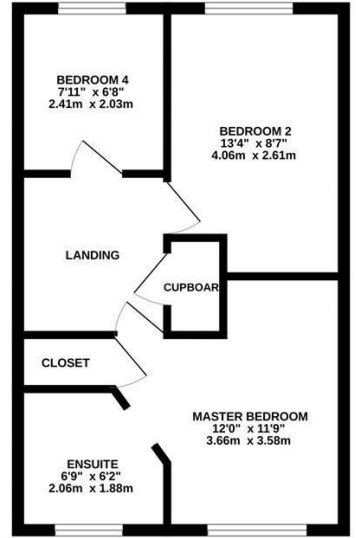
GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.




2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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) A	75	86
(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		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	