SYMONDS + GREENHAM

Estate and Letting Agents









62 Staithes Road, Hull, HU12 8TB
£155,000

Symonds and Greenham are delighted to present this beautifully presented two bedroom mid terraced cottage on Staithes Road. Full of charm, character and personality, this wonderful home has been thoughtfully styled throughout, creating a warm and inviting space that is a real credit to the current owner. Set in a sought after semi rural location, the property enjoys beautiful meadow views to the rear whilst remaining within easy reach of Preston and the surrounding villages, making it an ideal purchase for first time buyers, downsizers or anyone seeking a quieter pace of life.

The accommodation briefly comprises an inviting entrance hall, a cosy living room centred around a charming log burner, a stylish modern kitchen diner and a convenient ground floor WC. To the first floor are two beautifully presented bedrooms and a contemporary family bathroom finished to a high standard.

Outside, the property continues to impress with a beautifully maintained rear garden featuring a lawn and patio, perfect for relaxing or entertaining during the warmer months. A side passage provides useful access to the rear, where uninterrupted meadow views create a truly idyllic backdrop. There is also a hard standing area with ten foot access, offering excellent potential for permanent off street parking if desired. To the front is a charming cottage style garden, completing the appeal of this exceptional home.

Combining character, stylish interiors, beautiful countryside views and excellent convenience, this is a home that offers something truly special and one that simply must be viewed.

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 A.

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.

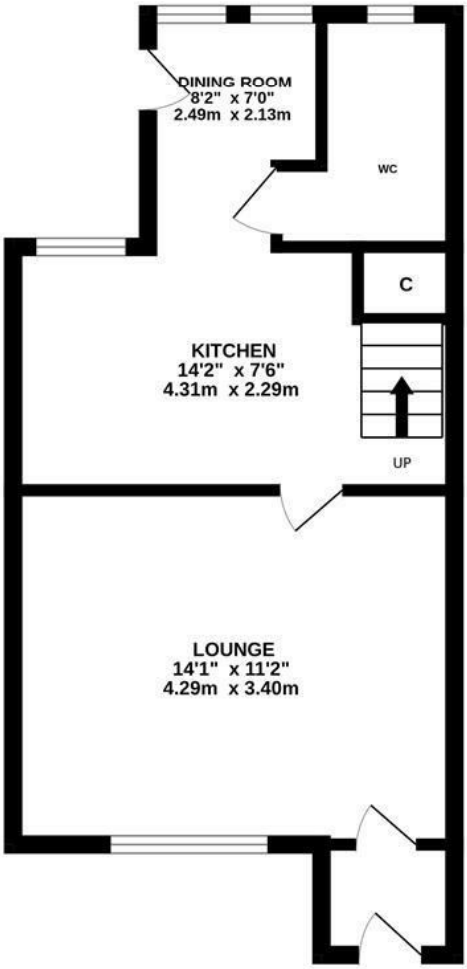
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

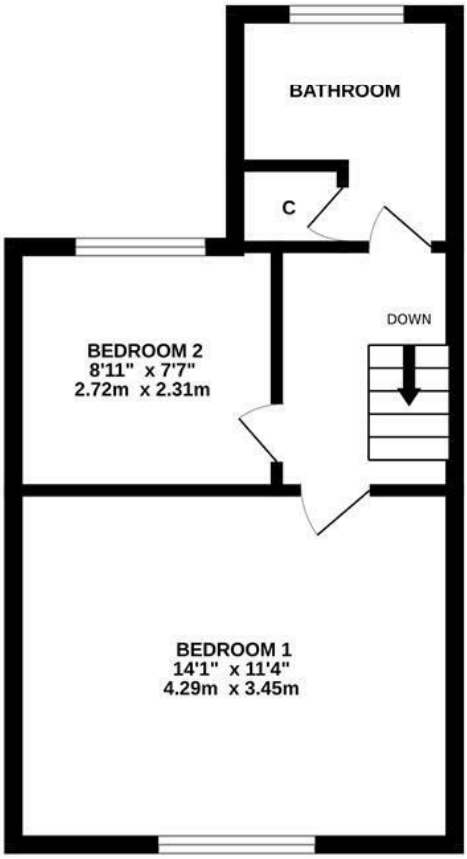
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

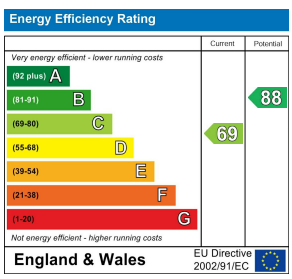
GROUND FLOOR

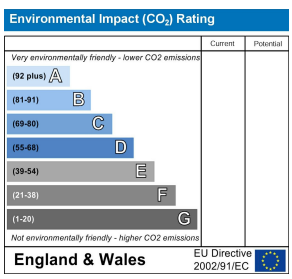


1ST FLOOR



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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