



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 45 Swanfield Road, Hull, HU9 4PU

### Offers over £110,000

BEAUTIFULLY PRESENTED TWO-BEDROOM SEMI-DETACHED HOME ON A GENEROUS CORNER PLOT, FEATURING A SPACIOUS LOUNGE, MODERN KITCHEN WITH BREAKFAST BAR, STUNNING REAR GARDEN, AND AMPLE OFF-STREET PARKING.

Nestled on the charming Swanfield Road in Hull, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and families alike. Boasting a fantastic corner plot, the property features a spacious lounge that flows seamlessly into a well-appointed kitchen, complete with a breakfast bar, perfect for casual dining and entertaining.

The home comprises two generously sized double bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, ensuring comfort and practicality for everyday living. One of the standout features of this property is the stunning rear garden, which is not only generous in size but also offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from plenty of parking, making it ideal for households with multiple vehicles.

Situated in a vibrant community, this home is in close proximity to a variety of amenities, including Herons Foods and One Stop, ensuring that daily necessities are just a stone's throw away. Families will appreciate the nearby highly regarded schools, such as Griffin Primary School and The Marvell College, which cater to the educational needs of children in the area. Furthermore, excellent bus routes provide easy access to Hull City Centre and surrounding areas, making commuting a breeze.

In summary, this semi-detached house on Swanfield Road offers a perfect blend of comfort, convenience, and outdoor space, making it an ideal choice for those seeking a welcoming home in a well-connected location.

#### 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.

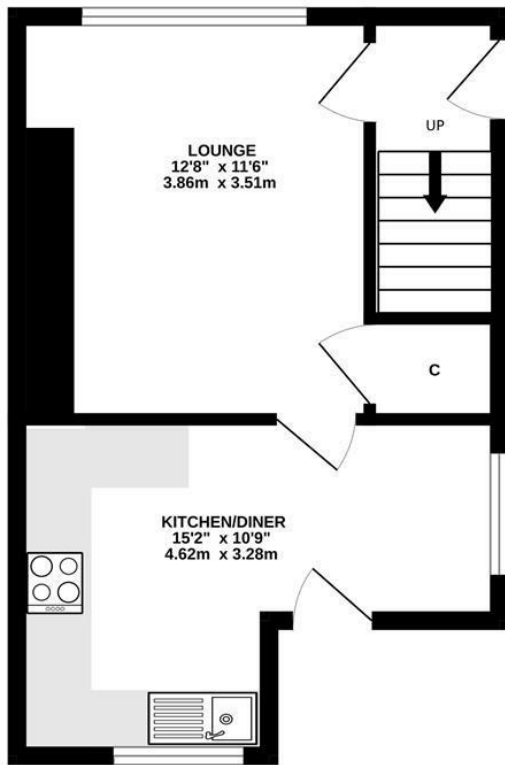
#### TENURE

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

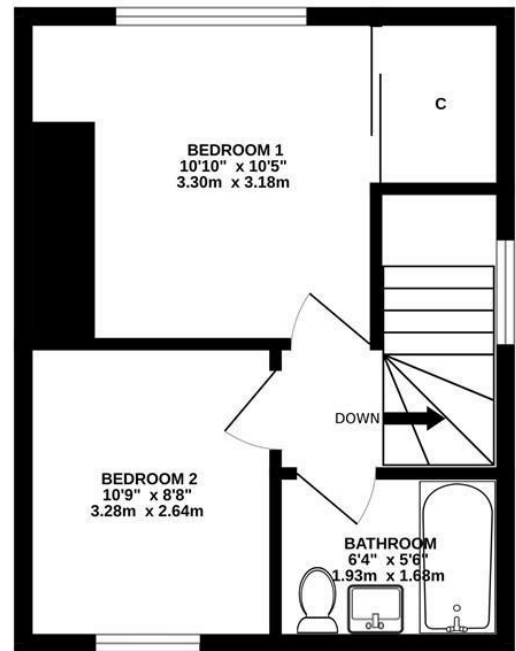
#### VIEWINGS

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                             |  | EU Directive 2002/91/EC | 87        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

