



SYMONDS + GREENHAM

Estate and Letting Agents



77 Taunton Road, Hull, Yorkshire HU4 7JX

£120,000

FANTASTIC PLOT - THREE GOOD SIZED BEDROOMS - SOUGHT AFTER LOCATION - OFF STREET PARKING - SOUTH FACING REAR GARDEN

Symonds and Greenham are delighted to welcome to the market this fantastic 3 bed terraced property. Located on Taunton Road, this property benefits from close proximity to Boothferry Road and an abundance of local amenities including shops, cafes and schools, as well as excellent transport links and connections to the A63. The property benefits from a huge south facing rear garden providing the perfect space for alfresco living in the warmer months, with the added benefit of off street parking to the rear by ten foot access and solar panels. Internally the property has been well looked after and briefly comprises an entrance hall, living room and kitchen to the ground floor with three good sized bedrooms and a family bathroom to the first floor.

DO NOT DELAY...BOOK YOUR VIEWING TODAY!

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

14'9 x 8'1 max (4.50m x 2.46m max)
with fireplace and storage cupboard



KITCHEN

14'9 x 8'1 max (4.50m x 2.46m max)
with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, oven with gas hob, space for fridge freezer, plumbing for washing machine and space for dryer



FIRST FLOOR

BEDROOM 1

14'3 x 9'8 max (4.34m x 2.95m max)
a good sized primary bedroom with fitted wardrobes and storage cupboard



BEDROOM 2

8'8 x 8'9 max (2.64m x 2.67m max)
another good sized double bedroom with fitted wardrobes



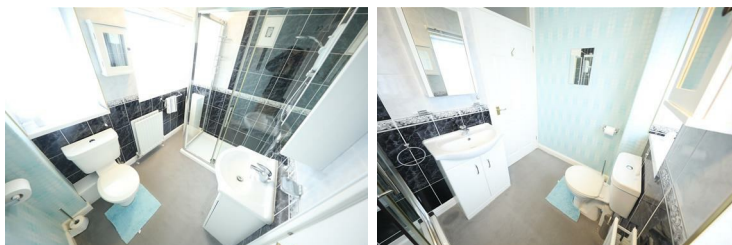
BEDROOM 3

10'9 x 6'9 max (3.28m x 2.06m max)
with storage cupboard



BATHROOM

with walk in shower, low level w/c and sink basin with vanity unit, tiled throughout



OUTSIDE

a fantastic rear garden with separate paved area, lawn with path and plant border, pond with walk over bridge, parking space to the rear, shed and brick outbuilding with power supply, enclosed by timber fencing



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.

VIEWINGS

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

TENURE

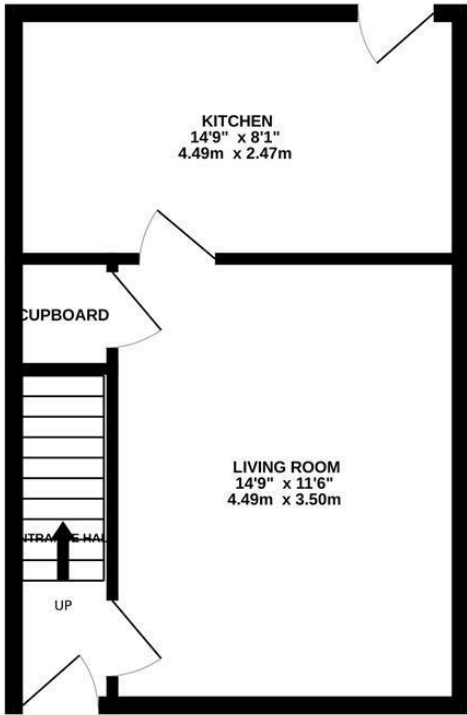
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

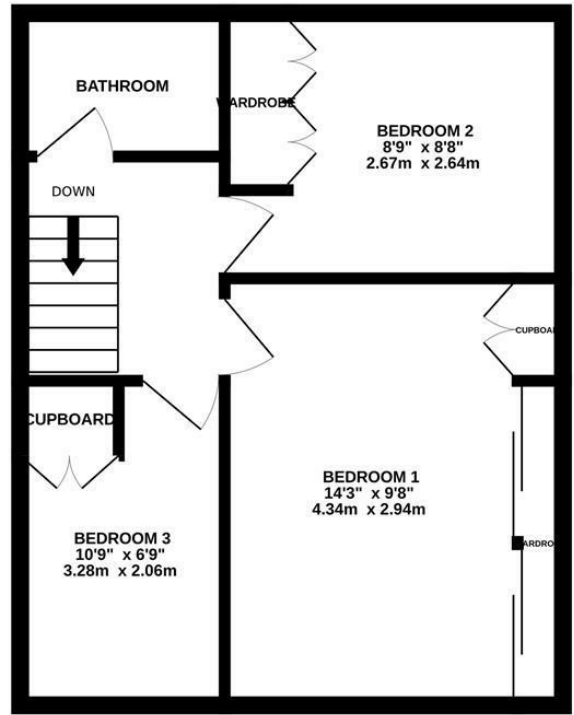
SOLAR PANELS

The property has the added benefit of solar panels that are on a 25 year lease

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

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

