



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 293 North Road, Hull, HU4 6BZ

### £135,000

THREE BED TERRACED - POPULAR HU4 LOCATION - OPEN PLAN LIVING - CLOSE TO GOOD SCHOOLS AND AMENITIES - REQUIRES MODERNISATION

Situated on North Road in the popular HU4 location, this three bedroom terraced home offers a fantastic opportunity for buyers looking to create their perfect family home. With off street parking to the rear and an excellent garden, the property provides generous outdoor space in addition to its well proportioned interior. Conveniently located close to local amenities, schools and transport links, this home is ideal for families or investors.

The ground floor features a welcoming entrance hall leading to a spacious open plan living room, offering plenty of potential for a modern and versatile living space. The kitchen provides ample storage and access to the rear garden. Upstairs, three good sized bedrooms are served by a family bathroom.

Externally, the property benefits from front and rear gardens, with the rear garden offering excellent outdoor space for relaxation or entertaining. A carport at the back of the garden provides off street parking for added convenience. While the home requires updating throughout, it presents an exciting opportunity to add value and transform it into a fantastic family residence.

BOOK YOUR VIEWING NOW!

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to kitchen and...

### OPEN PLAN LIVING ROOM

*24'6 x 12'0 max (7.47m x 3.66m max)*

an open plan living room with bay window, fireplace and doors to the rear garden

### KITCHEN

*20'1 x 5'9 max (6.12m x 1.75m max)*

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for fridge freezer, plumbing for washing machine and door to the rear garden

## FIRST FLOOR

### LANDING

### BEDROOM 1

*12'0 x 12'0 max (3.66m x 3.66m max)*

a spacious primary bedroom with bay window and fitted wardrobes

### BEDROOM 2

*11'4 x 11'2 ma (3.45m x 3.40m ma)*

another good sized double bedroom

### BEDROOM 3

*10'2 x 6'7 max (3.10m x 2.01m max)*

### BATHROOM

with low level w/c, pedestal sink basin and panelled bath with electric shower, with floor to ceiling tiles

### OUTSIDE

a good sized rear garden with raised decking area, lawn, gravelled area and paved patio with car port, vehicle access and garage door, 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 B.

### 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.

### TENURE

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

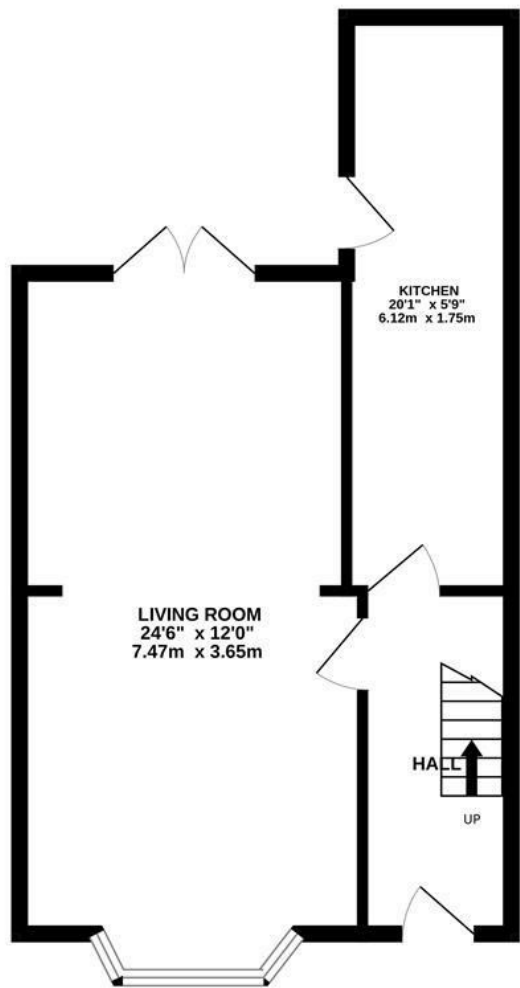
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

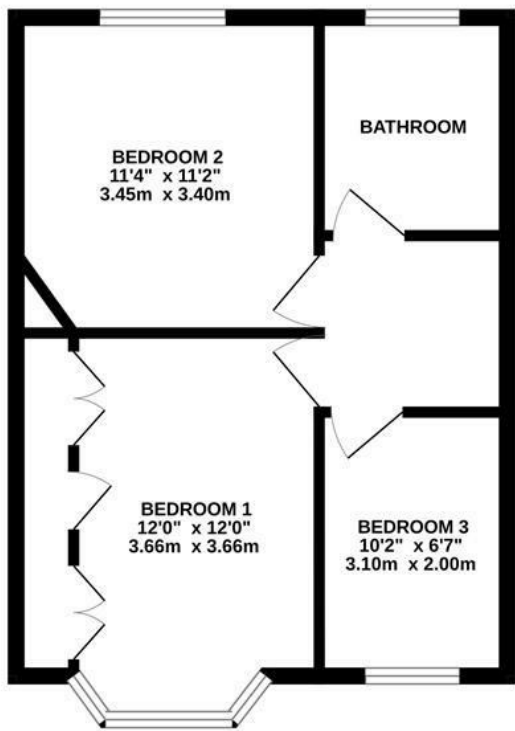
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



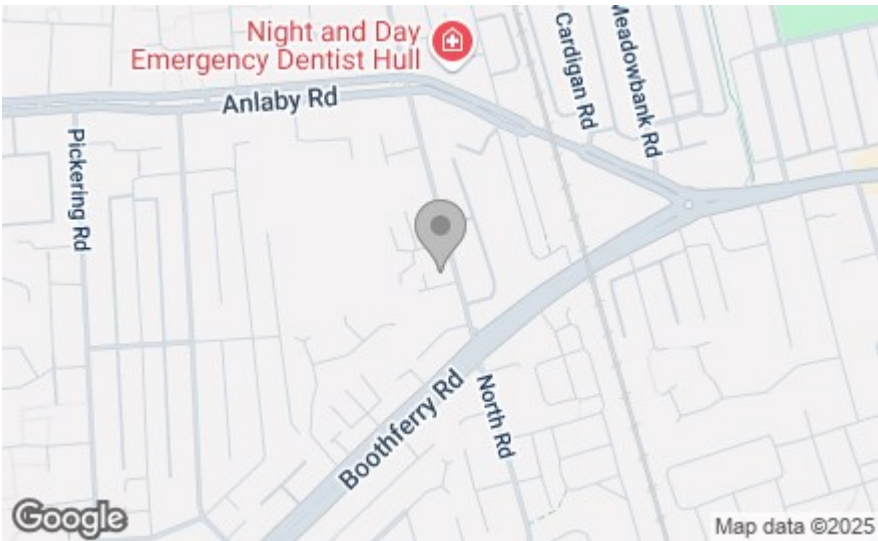
GROUND FLOOR



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <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	
(82 plus) <b>A</b>	
(81-91) <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