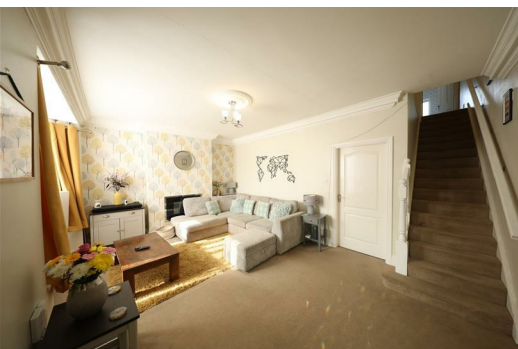




SYMONDS + GREENHAM

Estate and Letting Agents



130 Etherington Road, Hull, Yorkshire HU6 7JP

Offers over £210,000

STYLISH THREE BED TERRACED - POPULAR HU6 LOCATION - THREE DOUBLE BEDROOMS - HUGE PLOT - OFF STREET PARKING - OPEN PLAN LIVING - IDEAL FAMILY HOME - SECLUDED REAR GARDEN - CLOSE TO AMENITIES

Located on Etherington Road in the popular HU6 area, this well presented three bedroom terraced home is an ideal family property offering spacious and modern living. With three double bedrooms, an open plan layout and recent upgrades including a brand new bathroom and a new consumer unit, this home is ready for its next owners to move straight in.

The ground floor comprises a welcoming front porch leading into a bright and airy living room, which flows seamlessly into the dining area. A conservatory at the rear adds extra versatile living space, while the well appointed kitchen and a convenient W/C complete the ground floor layout. Upstairs, three generously sized double bedrooms provide comfortable accommodation, all served by a spacious and newly fitted family bathroom.

Externally, the property benefits from an enclosed front garden with off street parking, while the low maintenance rear garden offers a private outdoor space with the added bonus of a garage for extra storage or parking. This fantastic home is perfectly suited for families looking for a well located and modern home with plenty of space.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

PORCH

with door to...

LIVING ROOM

18'0 max x 12'0 max (5.49m max x 3.66m max)

with electric fire place, bay window, stairs to first floor and door to...

DINING ROOM

17'9 max x 11'6 max (5.41m max x 3.51m max)

with multi fuel burner, under stairs cupboard and open plan entrance to...

CONSERVATORY

15'3 max x 7'3 max (4.65m max x 2.21m max)

with french doors to the rear garden and open plan entrance to...

KITCHEN

14'8 max x 9'4 max (4.47m max x 2.84m max)

with a range of base level and eye level units with complementing work surfaces, range oven with overhead extractor fan, stainless steel sink and drainer unit, breakfast bar and spotlights, plumbing for washing machine, space for fridge freezer and integrated dishwasher

DOWNSTAIRS WC

with low level WC and pedestal hand basin.

FIRST FLOOR

LANDING

with doors to all bedrooms and bathroom

BEDROOM 1

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

a spacious primary bedroom with bay window

BEDROOM 2

11'1 max x 9'3 max (3.38m max x 2.82m max)

another good sized double bedroom with fitted wardrobes

BEDROOM 3

11'9 max x 7'6 max (3.58m max x 2.29m max)

BATHROOM

11'1 max x 9'4 max (3.38m max x 2.84m max)

a spacious modern bathroom with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with waterfall and hand held shower attachments, with tiles to splash back areas

OUTSIDE

The property benefits from a driveway leading to the front garden providing off street parking for a number of vehicles. The front garden is mainly laid to lawn with a concrete path.

To the rear, the property boasts a low maintenance rear garden with paved patio, enclosed by new timber fencing with a garage and rear vehicle access providing extra off street parking.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

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.

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.

TENURE

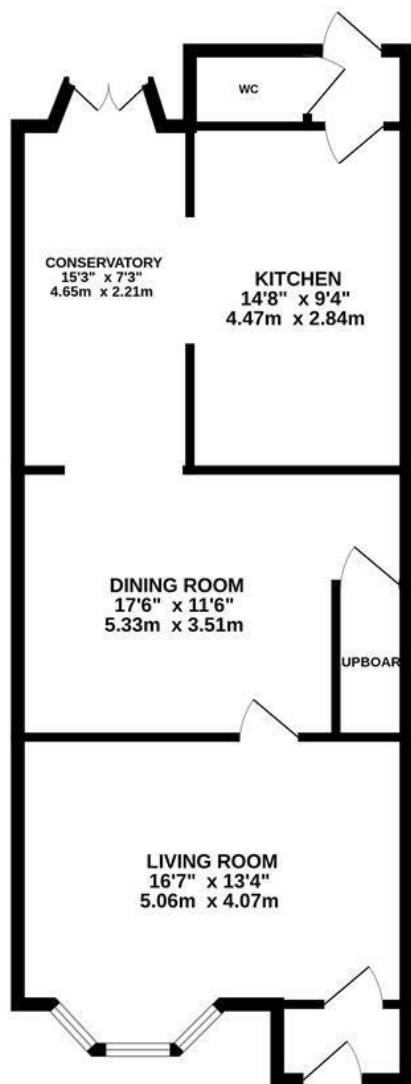
Symonds + Greenham have been informed that this property is Freehold.

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

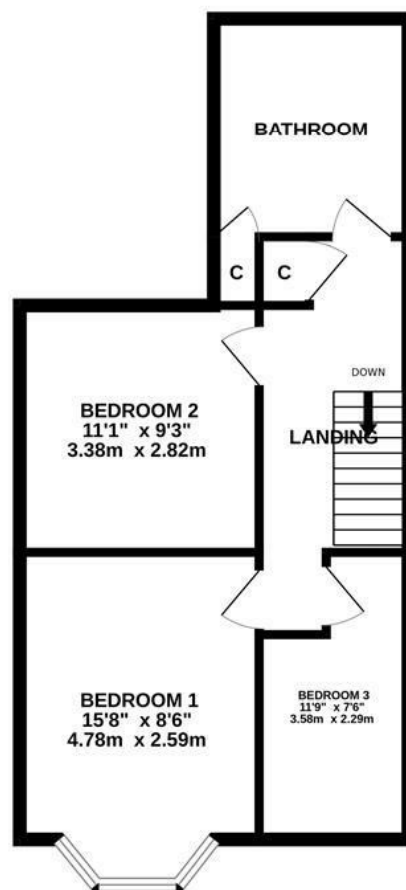
COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	78
(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	
61	
England & Wales	
EU Directive 2002/91/EC	

