



SYMONDS + GREENHAM

Estate and Letting Agents



77 Hull Road, Hull, Yorkshire HU11 4LD Offers in the region of £275,000

OUTSTANDING THREE BED DETACHED BUNGALOW - BEAUTIFULLY LANDSCAPED GARDEN - BACKING ON TO GOLF COURSE - RARELY AVAILABLE - NO CHAIN

Symonds and Greenham are delighted to bring to the market this outstanding three bed detached bungalow. Situated on Hull Road in the popular village of Coniston, this home is perfectly located for local amenities, with excellent transport links in to Hull. From start to finish this property exceeds expectations, there's an abundance of parking to the front and a garage to the side. Inside, the home offers a cosy lounge, two generous downstairs bedrooms, a family bathroom, a dining room opening through to large kitchen and a lovely conservatory, with the third bedroom found upstairs. The pièce de résistance however is found outside, the rear garden is sublime, lovingly landscaped by the current owners to provide an idyllic outside space that backs out on to the golf course, a truly wonderful outlook.

A HOME LIKE THIS IS A RARE FIND, DO NOT MISS YOUR CHANCE!!!

GROUND FLOOR

ENTRANCE HALL

With storage cupboard, stairs to 1st floor, door to dining room, door to bedroom 1, door to bedroom 2, porter bathroom and door to...

LIVING ROOM

13'1 max x 11'3 max (3.99m max x 3.43m max)

With gas fire



DINING ROOM

12'11 max x 11'1 max (3.94m max x 3.38m max)



KITCHEN

11'4 max x 9'10 max (3.45m max x 3.00m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and draining unit, space for cooker, space for under-counter fridge, space for under-counter freezer, plumbing for washing machine, plumbing for slimline dishwasher and sliding doors to...



CONSERVATORY

12'7 max x 8'3 max (3.84m max x 2.51m max)

With French patio doors to rear garden



BEDROOM 1

12'9 ax x 9'11 max (3.89m ax x 3.02m max)



BEDROOM 2

9'11 max x 9'11 max (3.02m max x 3.02m max)



BATHROOM

With low-level WC, pedestal handbasin, panelled corner bath, shower cubicle with overhead shower, heated towel rail, floor to ceiling tiles.



FIRST FLOOR

BEDROOM 3

13'1 max x 10'1 max (3.99m max x 3.07m max)



OUTSIDE

The front of the property is mainly laid with gravel providing off street parking with a shared side drive leading to the garage.

The rear garden backs onto a golf course and is mainly laid to lawn with a raised decking area, some low maintenance shrubbery and a greenhouse.



CENTRAL HEATING

The property has the benefit of gas central heating, serviced every year with all relevant documents available.

DOUBLE GLAZING

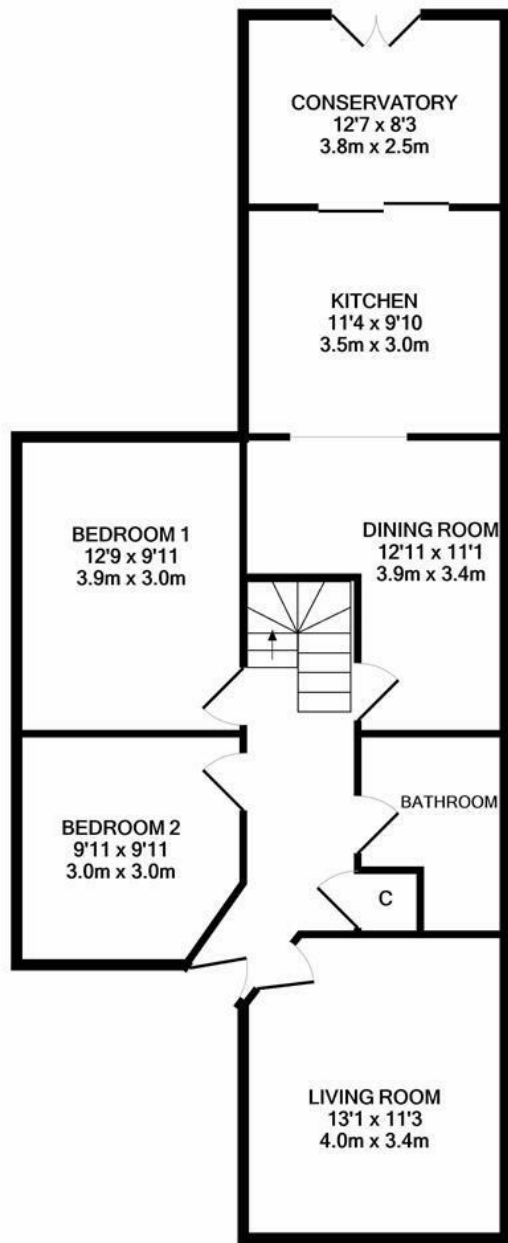
The property has the benefit of double glazing.

DISCLAIMER

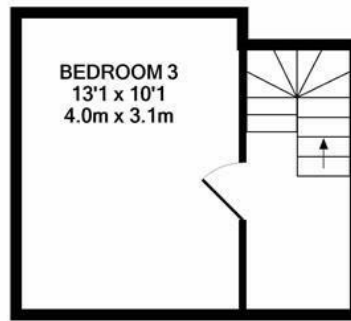
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



GROUND FLOOR
APPROX. FLOOR
AREA 817 SQ.FT.
(75.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 183 SQ.FT.
(17.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1000 SQ.FT. (92.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
(82 plus) A	82
(81-81) 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	
(82 plus) A	82
(81-81) 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

