



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **4 Hall Road, Hull, Yorkshire HU11 4PX Offers over £160,000**

**SPACIOUS DORMER BUNGALOW - IDYLIC LOCATION IN THE SOUGHT AFTER VILLAGE OF SPROATLEY - THREE DOUBLE BEDROOMS - NO CHAIN**

This semi-detached home is located in the wonderful East Riding village of Sproatley, home to a primary school, a village shop and two public houses and with good transport links to Hull city centre and the neighbouring market town of Hedon. The property would be perfect for a family due to the ample living space available and is available with no onward chain. The property boasts gardens to the front and rear as well as a side drive and garage and internally briefly comprises entrance hall, living room, dining room, kitchen, garden room, downstairs WC, three double bedrooms and a wet room.

**HOUSES IN THIS LOCATION ARE HARD TO COME BY...BOOK YOUR VIEWING ASAP!**

## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor, under stairs cupboard, door to kitchen, door to downstairs WC and door to...

### LIVING ROOM

18'10 max x 11'1 max (5.74m max x 3.38m max)

With gas fire and double doors to...



### DINING ROOM

11' max x 9'11 max (3.35m max x 3.02m max)

With sliding patio doors to rear garden and door to...



### GARAGE

16'9 max x 9'4 max (5.11m max x 2.84m max)

With up and over door from side drive

### DOWNSTAIRS WC

With low-level WC and pedestal handbasin



### KITCHEN

14'8 max x 9'2 max (4.47m max x 2.79m max)

With a range of eye level and base level units with complementing work surfaces, sink and draining unit, space for cooker, space for fridge-freezer, plumbing for washing machine and door to...



## FIRST FLOOR

### BEDROOM 1

13'10 max x 11'11 max (4.22m max x 3.63m max)

With fitted wardrobes



### GARDEN ROOM

9'2 max x 8'7 max (2.79m max x 2.62m max)

With door to rear garden and door to...

### BEDROOM 2

10'7 max x 9'7 max (3.23m max x 2.92m max)



The rear garden is mainly laid with paving slabs with an area laid with gravel.



### BEDROOM 3

9'7 max x 7'5 max (2.92m max x 2.26m max)



### CENTRAL HEATING

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

### 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.

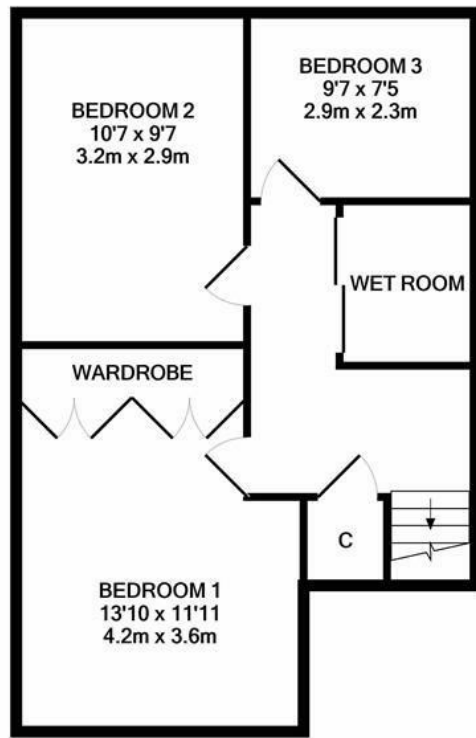
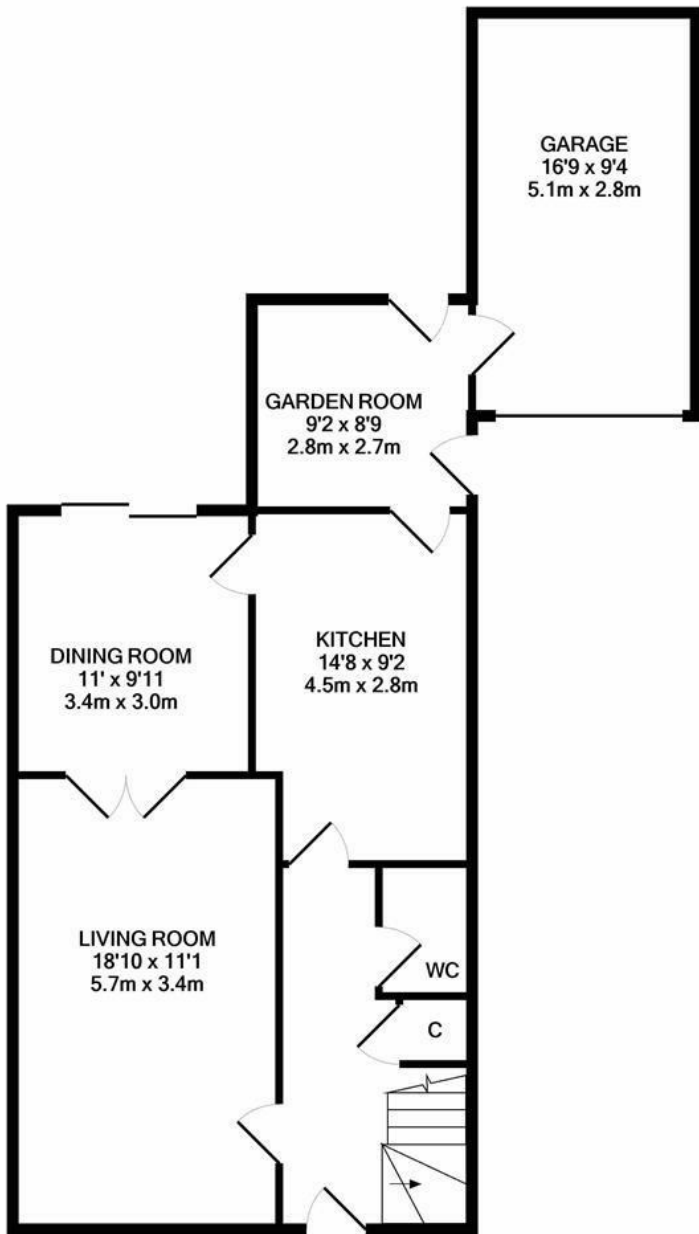
### WET ROOM

With low-level WC, pedestal hand basin, overhead shower, tiles to splashback areas.



### OUTSIDE

The front garden is mainly laid to lawn with some low maintenance shrubbery and a side drive leading to the garage.



**TOTAL APPROX. FLOOR AREA 1329 SQ.FT. (123.5 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	
(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	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

