



SYMONDS + GREENHAM

Estate and Letting Agents



18 Eildon Hills Close, Hull, HU7 4ZJ **£160,000**

STUNNING FAMILY HOME OCCUPYING A CORNER PLOT LOCATION IN A QUIET CUL-DE-SAC - VIEWS OVER OPEN FIELDS TO THE REAR

This semi-detached home is situated on Eildon Hills Close, close to well regarded schools and local amenities with good transport links to Hull city centre and Kingswood retail park which is home to a supermarket, a cinema and several restaurants. The property would be perfect for a family but could also be suitable for a first time buyer. The property occupies a corner plot with views over open fields to the rear and boasts a stunning living room, a gorgeous open plan modern kitchen/diner, a downstairs WC, two double bedrooms, with ensuite to master, a single third bedroom, a stylish family bathroom, a generous rear garden and a garage with off-street parking space.

HOMES OF THIS QUALITY DON'T STICK AROUND FOR LONG...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

The storage cupboard, stairs to 1st floor, door to open plan kitchen/diner, door to lounge and door to...

DOWNSTAIRS WC

With low-level WC and vanity hand basin



LOUNGE

18'1 max x 10'7 max (5.51m max x 3.23m max)

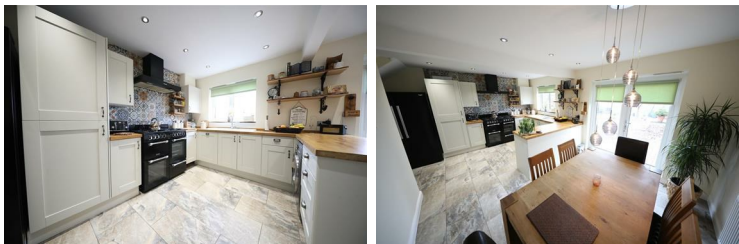
With electric log burner



OPEN PLAN KITCHEN/DINER

17'9 max x 15'2 max (5.41m max x 4.62m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, space for range style cooker, extractor fan, space for fridge-freezer, plumbing for washing machine and French patio doors to rear garden



FIRST FLOOR

BEDROOM 1

13'3 max x 10'8 max (4.04m max x 3.25m max)

With fitted wardrobes and door to...



ENSUITE

With low-level WC, vanity hand basin, shower cubicle with overhead shower, tiled to splashback areas



BEDROOM 2

11'1 max x 10'11 max (3.38m max x 3.33m max)



BEDROOM 3

10' max x 6'9 max (3.05m max x 2.06m max)

With storage cupboard



BATHROOM

With low-level WC, vanity hand basin, panelled bath with overhead shower, heated towel rail, tiled splashback areas



OUTSIDE

The front garden is mainly laid to lawn with some low maintenance shrubbery

The rear garden backs onto open fields and is mainly laid with grey slate chippings with a paved patio area.

PARKING AND GARAGE

The property benefits from a brick built garage, currently used and adapted as an additional living space, located to the front of the property. There is an off-street parking space located in front of the garage.

CENTRAL HEATING

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

DOUBLE GLAZING

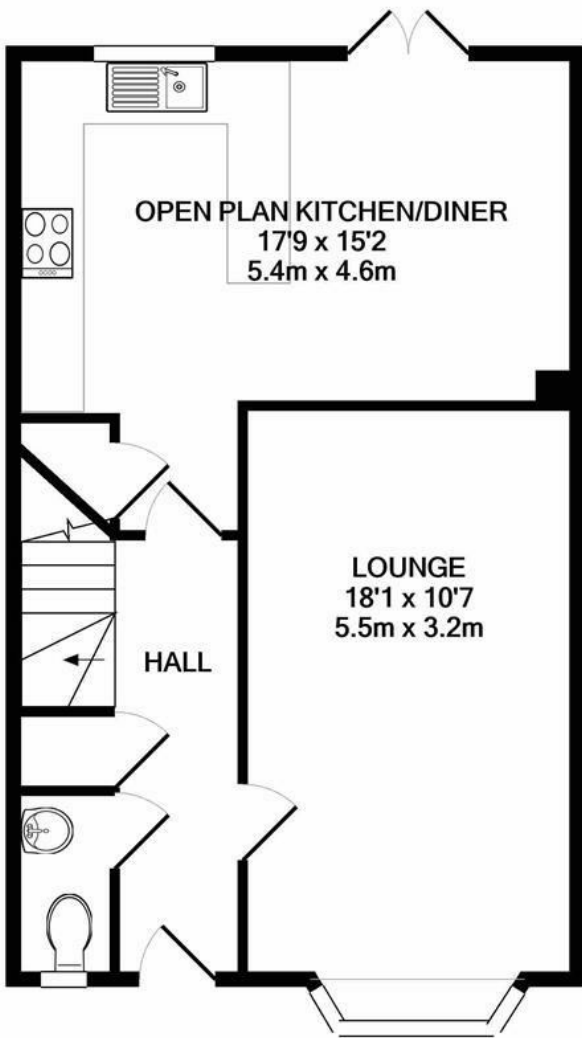
The property has the benefit of double glazing.

DISCLAIMER

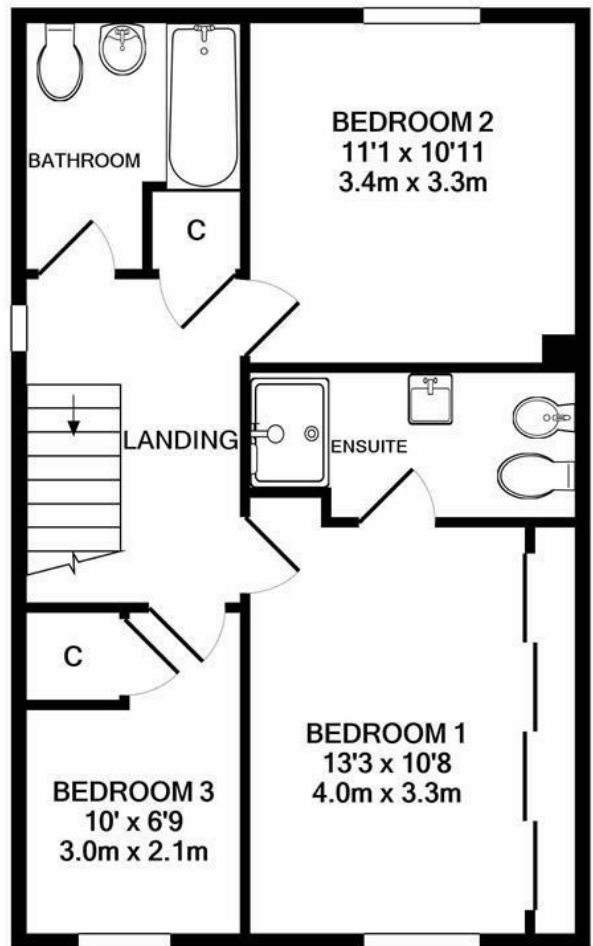
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



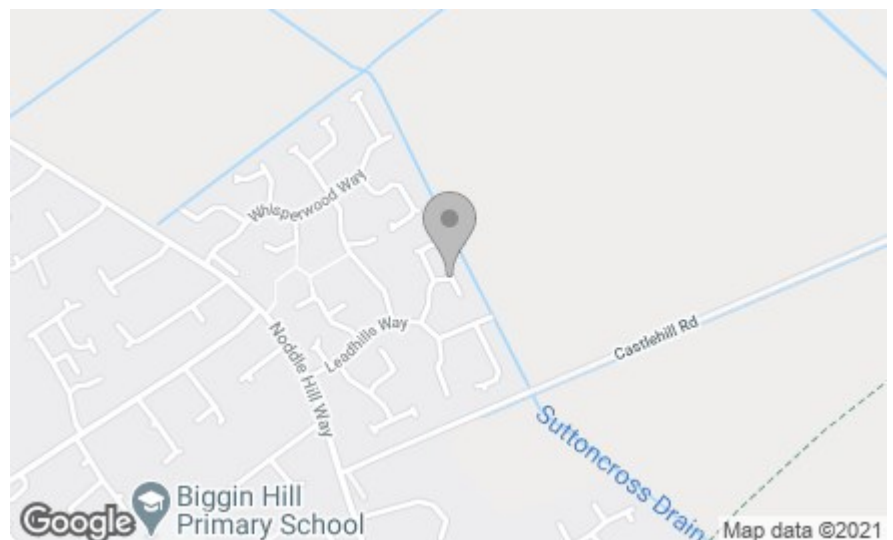
GROUND FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 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) 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	
(02 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