



SYMONDS + GREENHAM

Estate and Letting Agents



103 Newland Park, Hull, East Yorkshire HU5 2DT **Offers in the region of £400,000**

DETACHED FOUR BED FAMILY HOME WITH A STUNNING REAR GARDEN SITUATED IN THE DESIRABLE AREA "NEWLAND PARK"

This detached home would be perfect for a large family. The property is situated on the highly sought after "Newland Park" close to well regarded schools and local amenities and is within walking distance of Hull university and Newland Avenue. The property offers extensive living space and is well decorated throughout. The detached family home benefits from a very generous rear garden as well as a side drive and garage and internally comprises porch, entrance hall, sitting room, living room/diner, kitchen, study (which could be used as a fifth bedroom), shower-room and pantry to the ground floor and four bedrooms and a family bathroom to the first floor.

DON'T HESITATE TO BOOK IN A VIEWING ON THIS LARGE, DESIRABLE FAMILY HOME!!

GROUND FLOOR

PORCH

with door to...

ENTRANCE HALL

with stairs to first floor, door to living room/diner, door to kitchen, door to study, door to pantry, door to lobby, and door to...

SITTING ROOM

18'10 max x 14'6 max (5.74m max x 4.42m max)



LIVING ROOM/DINER

27'2 max x 12'11 max (8.28m max x 3.94m max)

with gas fire and french doors to rear garden



KITCHEN

22' max x 10'2 max (6.71m max x 3.10m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, double electric oven, gas hob with over head extractor fan, space for fridge-freezer, plumbing for washing machine, plumbing for dishwasher and door to rear garden



STUDY/BEDROOM 5

12'9 max x 11'10 max (3.89m max x 3.61m max)



LOBBY

with door to...

SHOWER-ROOM

with low level WC, vanity hand basin, shower cubicle with over head shower, heated towel rail, tiled to splash back areas



FIRST FLOOR

BEDROOM 1

18'10 max x 14'6 max (5.74m max x 4.42m max)

with fitted wardrobes



BEDROOM 2

14'6 max x 14'6 max (4.42m max x 4.42m max)
with two storage cupboards



BEDROOM 3

11'11 max x 11'11 max (3.63m max x 3.63m max)
with fitted wardrobes and vanity hand basin



BEDROOM 4

9'3 max x 7'5 max (2.82m max x 2.26m max)

BATHROOM

with low level WC, pedestal hand basin, fitted bath with over head shower attachment, shower cubicle with over head shower, tiled to splash back areas



OUTSIDE

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

The rear garden is mainly laid to lawn with some low maintenance shrubbery and a block paved patio area



CENTRAL HEATING

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

DOUBLE GLAZING

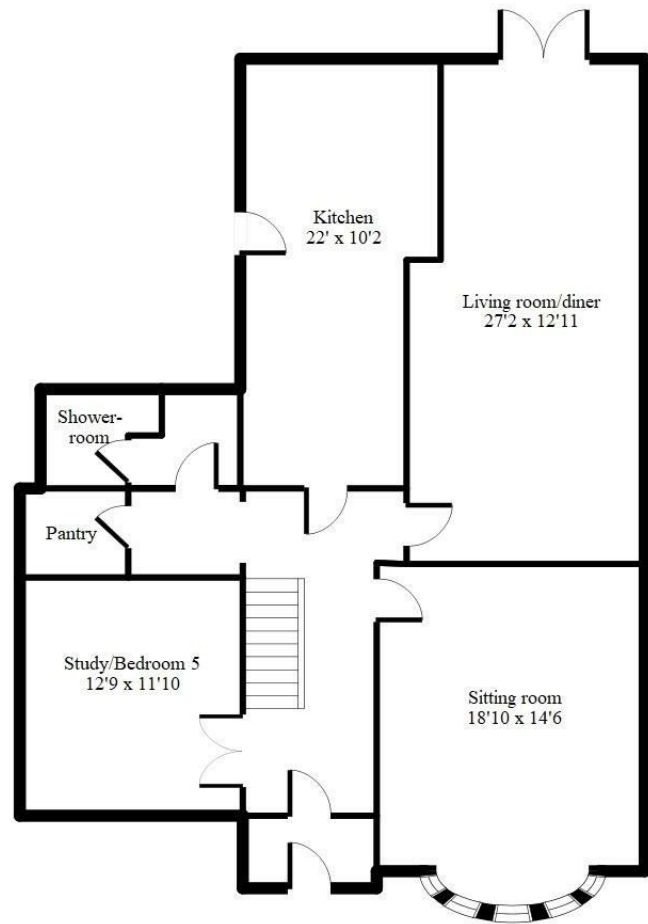
The property has the benefit of double glazing.

DISCLAIMER

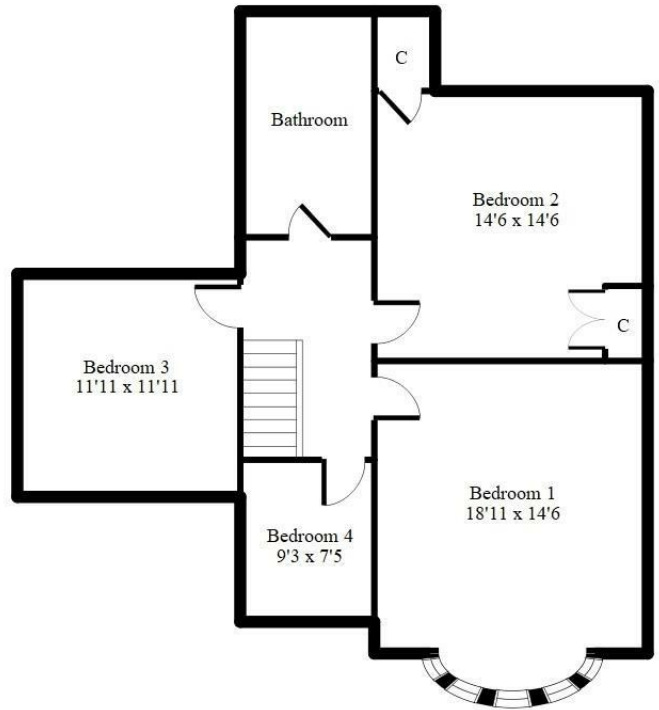
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



Ground floor



First floor

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

