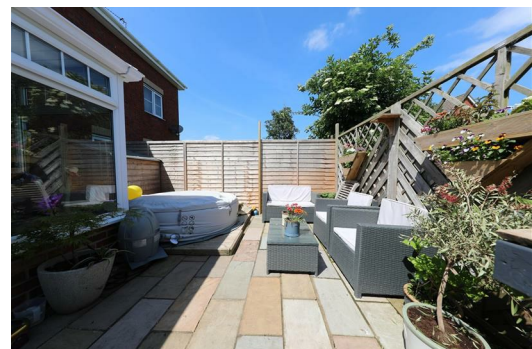




SYMONDS + GREENHAM

Estate and Letting Agents



11 Cooks Gardens, Hull, HU12 9SW Offers in excess of £170,000

FOUR BED TOWNHOUSE - PERFECT FOR A FAMILY - HUGE MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE

This semi-detached townhouse would be perfect for a family. The property is located in the east Hull village of Keyingham close to well regarded schools and local amenities and only a short drive from the neighbouring market town of Hedon which is home to a supermarket, restaurants and public houses. Arranged over three floors the ground floor consists of a stunning kitchen, a 17 foot living room/diner with conservatory off and a convenient downstairs WC, the first floor boasts two double bedrooms, a single bedroom and the family bathroom while the second floor is dedicated to the master bedroom with a dressing room and en-suite shower-room. To the front of the property is off-street parking for two vehicles and to the rear of the property is a paved garden.

THE SIZE OF THIS HOME MUST BE VIEWED TO BE APPRECIATED...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor, door to living room/diner, door to downstairs WC and door to...

KITCHEN

12'10 max x 8'1 max (3.91m max x 2.46m max)

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



LIVING ROOM/DINER

17'11 max x 14'11 max (5.46m max x 4.55m max)

With French patio doors to...



CONSERVATORY

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

with a single door and French patio doors to rear garden.



DOWNSTAIRS WC

With low-level WC and handbasin

FIRST FLOOR

BEDROOM 2

14'8 max x 8'4 max (4.47m max x 2.54m max)



BEDROOM 3

12'1 max x 8'4 max (3.68m max x 2.54m max)



BEDROOM 4

8'8 max x 6'3 max (2.64m max x 1.91m max)

BATHROOM

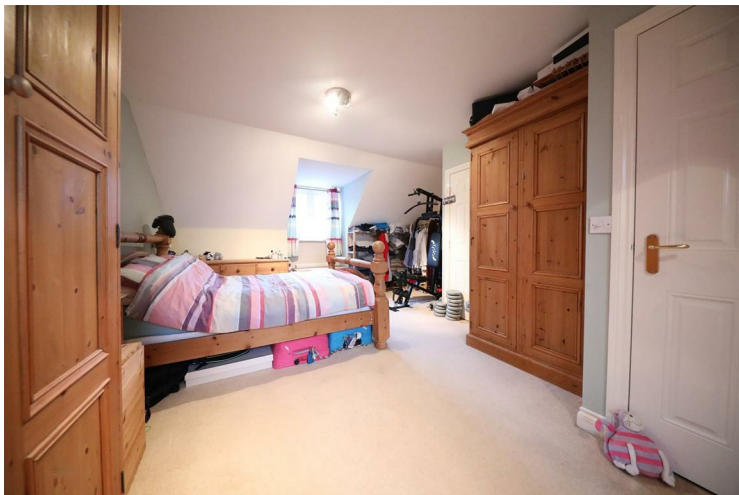
With low-level WC, vanity handbasin, panelled bath with overhead shower, tiled to splash back areas.



SECOND FLOOR

BEDROOM 1

16'1 max x 15' max (4.90m max x 4.57m max)
With storage cupboard and doorway to...



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.

DRESSING ROOM

With door to...



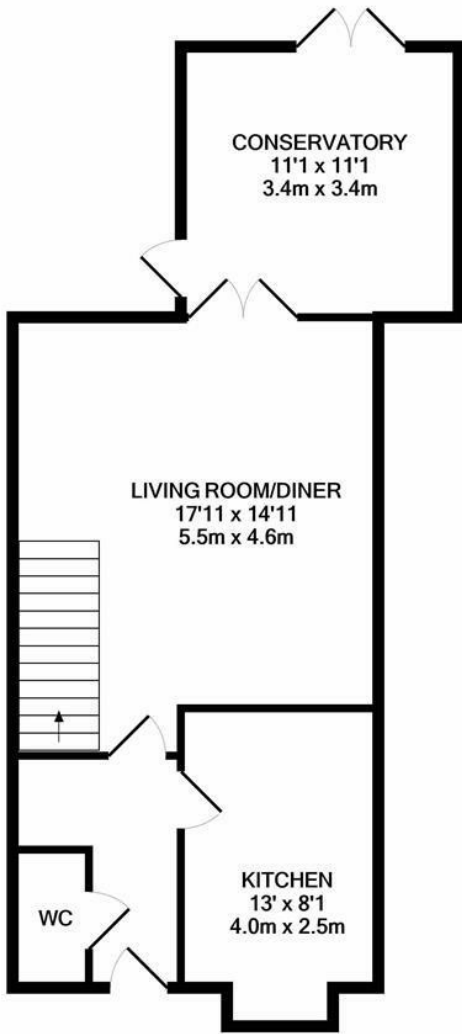
ENSUITE SHOWER ROOM

With low-level WC, vanity hand basin, shower cubicle with overhead shower, tiled splash back areas.

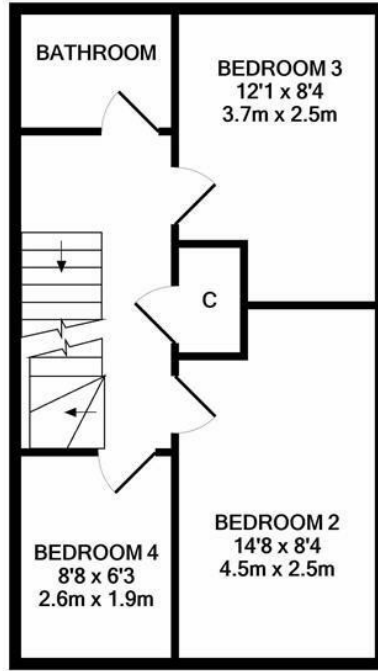


OUTSIDE

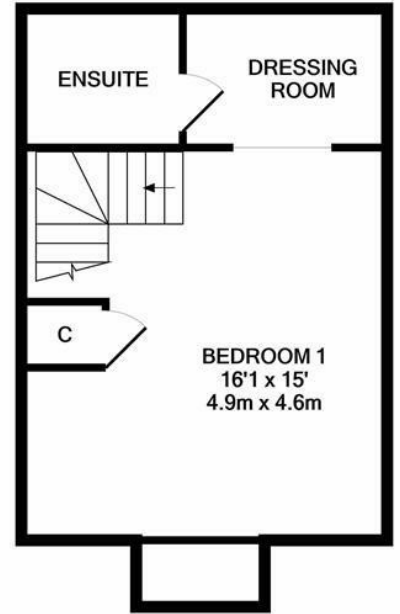
The front of the property benefits from two parking spaces.
The rear garden consists of a paved patio area.



GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1280 SQ.FT. (118.9 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	89		

Energy Efficiency Rating: Very energy efficient - lower running costs (A-G). England & Wales, EU Directive 2002/91/EC.

Environmental Impact (CO₂) Rating: Very environmentally friendly - lower CO₂ emissions (A-G). England & Wales, EU Directive 2002/91/EC.

