



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **115 Western Gales Way, Hull, East Yorkshire HU8 9FG**

### **£225,000**

**CORNER PLOT WITH LARGE REAR GARDEN - SIDE DRIVE AND GARAGE - EN-SUITE TO MASTER**

This detached home would be perfect for a family. The property is located on Western Gales Way off Saltshouse Road close to well regarded schools and local amenities. The property occupies a corner plot at the very bottom of the cul-de-sac and boasts a large rear garden. The property benefits from a side drive and garage providing off-street parking and internally briefly comprises entrance hall, living room, kitchen, dining room, conservatory and downstairs WC to the ground floor, two double bedrooms, with en-suite shower room to master, a single third bedroom and a family bathroom to the first floor.

**DON'T MISS OUT ON THIS FANTASTIC HOME....BOOK YOUR VIEWING TODAY!**

## GROUND FLOOR

### ENTRANCE HALL

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

### LIVING ROOM

18'8 max x 10'6 max (5.69m max x 3.20m max)



### KITCHEN

14'2 max x 7'11 max (4.32m max x 2.41m 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 overhead extractor fan, plumbing for washing machine, integrated fridge, under-stairs cupboard and door to...



### DINING ROOM

11'1 max x 9'4 max (3.38m max x 2.84m max)

With double doors to...



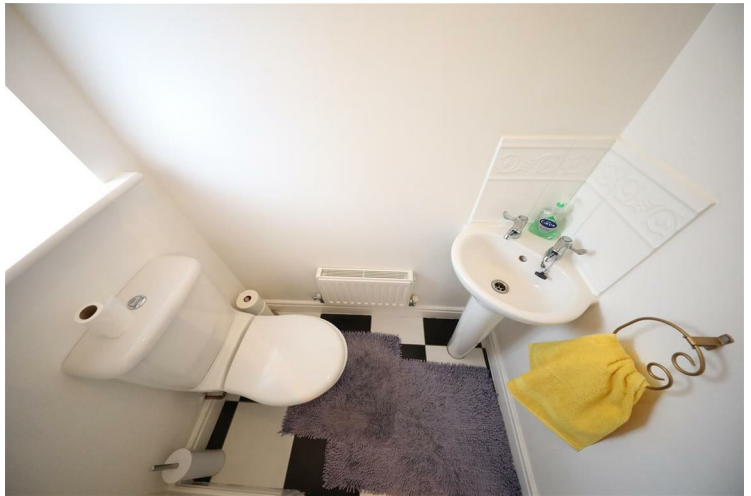
### CONSERVATORY

9'11 max x 9'9 max (3.02m max x 2.97m max)

With French patio doors to rear garden.

### DOWNSTAIRS WC

With low-level WC and pedestal handbasin

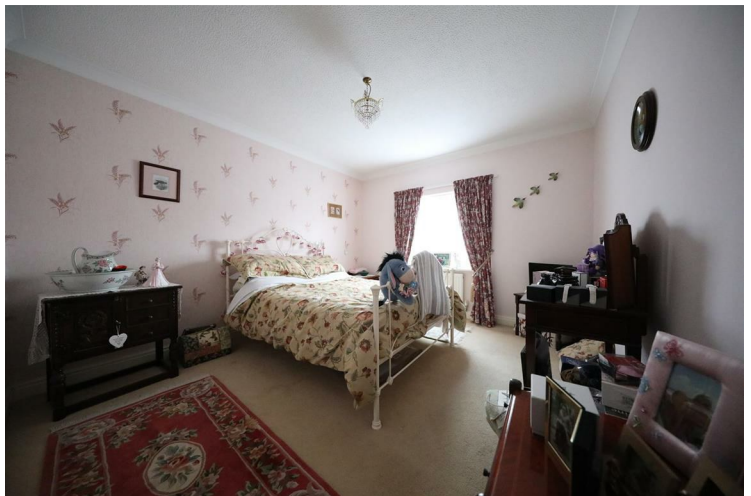


## FIRST FLOOR

### BEDROOM 1

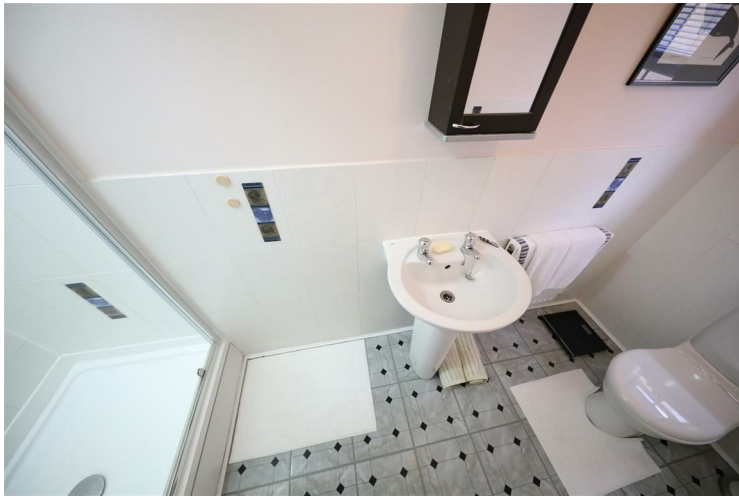
13'5 max x 10'6 max (4.09m max x 3.20m max)

With door to...



### ENSUITE SHOWER ROOM

With low-level WC, pedestal hand basin, shower cubicle with overhead shower, tiled splashback areas.



### BEDROOM 2

11'2 max x 10'7 max (3.40m max x 3.23m max)

With fitted wardrobes



### BEDROOM 3

10'1 max x 6'8 max (3.07m max x 2.03m max)

With storage cupboard

### BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower attachment, tiles to splashback areas.



### OUTSIDE

To the front is a mature garden containing an assortment of shrubbery with a block paved side drive leading to the garage. The rear garden is mainly laid to lawn with an assortment of mature shrubbery and two ponds.



### CENTRAL HEATING

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

### DOUBLE GLAZING

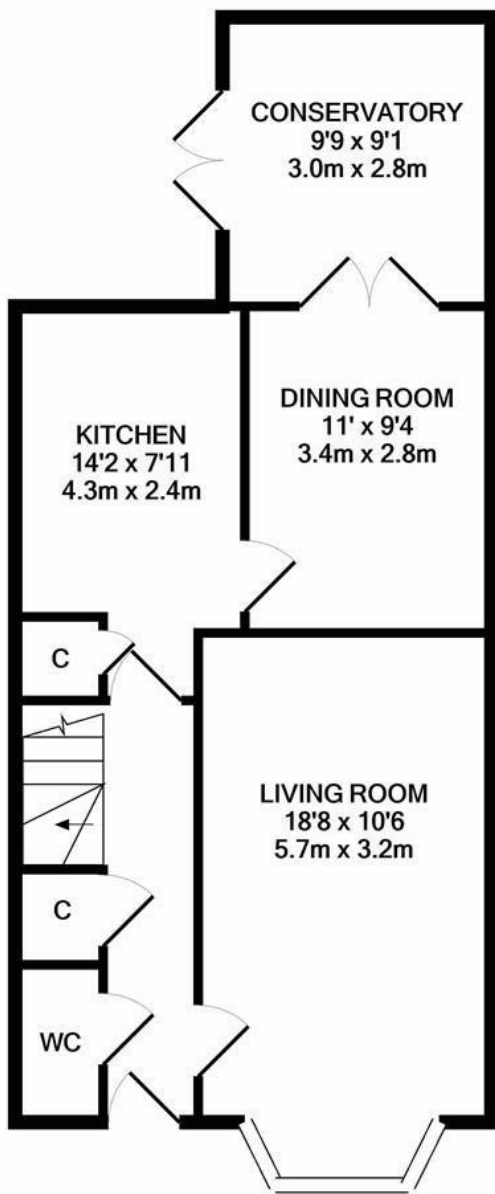
The property has the benefit of double glazing.

### DISCLAIMER

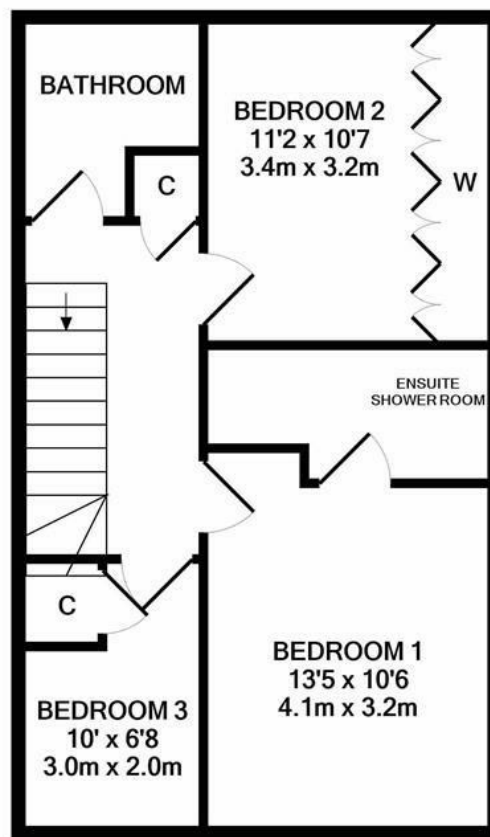
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 544 SQ.FT.  
(50.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 443 SQ.FT.  
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

