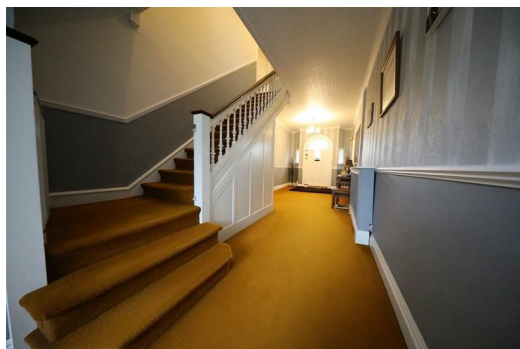




SYMONDS + GREENHAM

Estate and Letting Agents



4 Great Gutter Lane East, Hull, Yorkshire HU10 6DE **£550,000**

UNIQUE, ONE OF A KIND DETACHED SIX BED HOME LOCATED IN WILLERBY - PERFECT FOR A LARGE FAMILY - EXTENSIVE GARDENS AND PARKING

This detached home is located in the west Hull suburb of Willerby home to well regarded schools and a host of local amenities including super-markets, restaurants, a library and a doctors surgery . The property would be perfect for a large family due to the sheer amount of living space on offer. To the front of the property is a lawned garden with a huge side drive, providing off-street parking for multiple vehicles, leading to the garage. To the rear is an extensive lawned garden with a patio area, perfect for entertaining. Internally the property boasts three generous reception rooms, a kitchen, utility room and WC to the ground floor, while to the first floor is five double bedrooms, a single sixth bedroom currently used as an office, a family bathroom and an additional WC.

CHECK OUT THE FLOORPLAN AND PHOTOS OF THIS EXQUISITE FAMILY HOME...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, under-stairs cupboard, door to dining room, door to sitting room, door to downstairs WC and door to...



LOUNGE

18'1 max x 16'8 max (5.51m max x 5.08m max)

with log burning stove and french patio doors to rear garden



DINING ROOM

16'4 max x 13'11 max (4.98m max x 4.24m max)

with open fire place



SITTING ROOM

13'11 max x 11'11 max (4.24m max x 3.63m max)
with gas fire and door to...



KITCHEN

13' max x 11'11 max (3.96m max x 3.63m max)
with a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, space for free standing cooker, integrated fridge, plumbing for dishwasher, pantry and door to...



LOBBY

11'11 max x 9'5 max (3.63m max x 2.87m max)
with door to side drive and door to...

UTILITY ROOM

9'10 max x 9'1 max (3.00m max x 2.77m max)

with a range of base level units with complimenting work surfaces, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge-freezer and door to rear garden

DOWNSTAIRS WC

with low level WC and hand basin



FIRST FLOOR

BEDROOM 1

16'8 max x 13'11 max (5.08m max x 4.24m max)
with fitted wardrobes



BEDROOM 2

16'4 max x 13'11 max (4.98m max x 4.24m max)
with free standing wardrobes



BEDROOM 3

13'11 max x 11'11 max (4.24m max x 3.63m max)
with fitted wardrobes



BEDROOM 4

11'11 max x 9'8 max (3.63m max x 2.95m max)



BEDROOM 5

8'11 max x 8'6 max (2.72m max x 2.59m max)



BEDROOM 6

7'11 max x 5'7 max (2.41m max x 1.70m max)



BATHROOM

12'1 max x 7'11 max (3.68m max x 2.41m max)

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



UPSTAIRS WC
with low level WC



OUTSIDE

The front garden is mainly laid to lawn with a side drive, with parking for multiple vehicles, leading to the garage. The rear garden is mainly laid to lawn with a paved patio area, some low maintenance shrubbery, a summerhouse and a timber shed.

CENTRAL HEATING

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

DOUBLE GLAZING

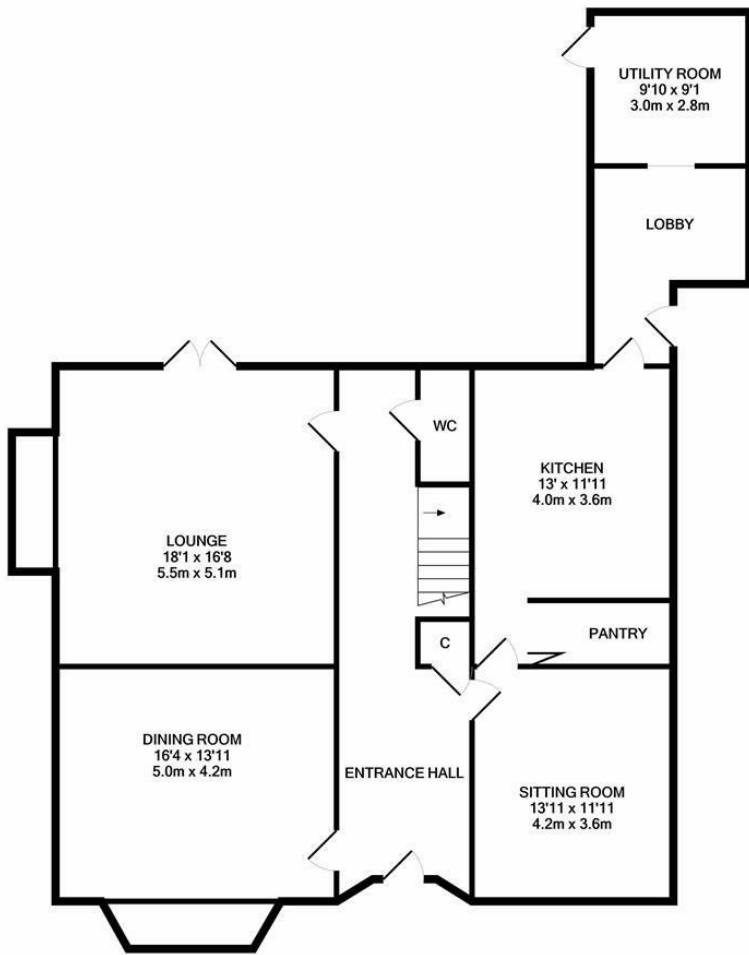
The property has the benefit of double glazing.

DISCLAIMER

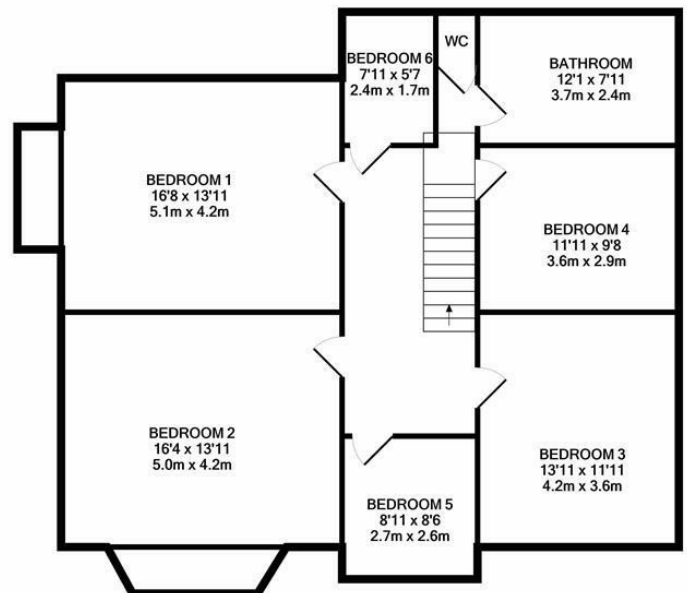
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



GROUND FLOOR
APPROX. FLOOR
AREA 1379 SQ.FT.
(128.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1157 SQ.FT.
(107.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2536 SQ.FT. (235.6 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	
	69
49	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 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