



SYMONDS + GREENHAM

Estate and Letting Agents



31 Valley Drive, Hull, HU10 7PL

£250,000

OUTSTANDING TWO BED BUNGALOW - BRIGHT AND SPACIOUS - PRIME KIRK ELLA LOCATION

Nestled in the sought-after area of Kirk Ella, this delightful two-bedroom true bungalow offers an enviable combination of convenience, comfort, and modern living. Situated near a range of amenities, including shops, supermarkets, cafes, bars, restaurants, top-rated schools, and excellent transport links, it promises an idyllic lifestyle for its lucky residents. Upon stepping inside, you'll be greeted by the bright and spacious interior. The bungalow features a welcoming lounge/diner, providing an inviting space for relaxation and entertaining. The modern kitchen is equipped with all the essentials, making meal preparation a breeze. Two well-proportioned bedrooms offer comfortable retreats, and the family bathroom is designed for your convenience. One of the highlights of this property is its outdoor space. You'll find ample parking for multiple cars, ensuring ease of access for both residents and guests. The rear garden is a peaceful oasis, predominantly laid to a lush lawn with a paved area for outdoor seating. It's an ideal spot for enjoying the fresh air, gardening, or simply unwinding in a serene environment. In summary, this charming two-bedroom true bungalow on Valley Drive, Kirk Ella, is a rare find that perfectly blends modern living with accessibility to amenities and schools. With its bright and spacious interior, ample parking, and a peaceful rear garden, it offers a wonderful place to call home. Don't miss out on the opportunity to make this lovely property yours!

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE/DINING ROOM

23'1 x 11'8 max (7.04m x 3.56m max)

A wonderful family room with lots of natural light.



KITCHEN

13'6 x 8'6 max (4.11m x 2.59m max)

With a range of eye level and base level units and complimenting work surfaces, a sink a drainer unit, plumbing for a washing machine, space for an oven, an integrated microwave and an integrated fridge freezer.



BEDROOM 1

12'2 x 11'4 max (3.71m x 3.45m max)

A wonderful main bedroom with plenty of space for storage.



BEDROOM 2

11'3 x 7'9 max (3.43m x 2.36m max)

Another brilliant bedroom.



BATHROOM

With a low level WC, a hand basin and a panelled bath with an overhead shower attachment.



OUTSIDE

The property benefits from off street parking for multiple vehicles to the front and a wonderful rear garden that is mainly laid to lawn with an area of paving.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

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

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band C.

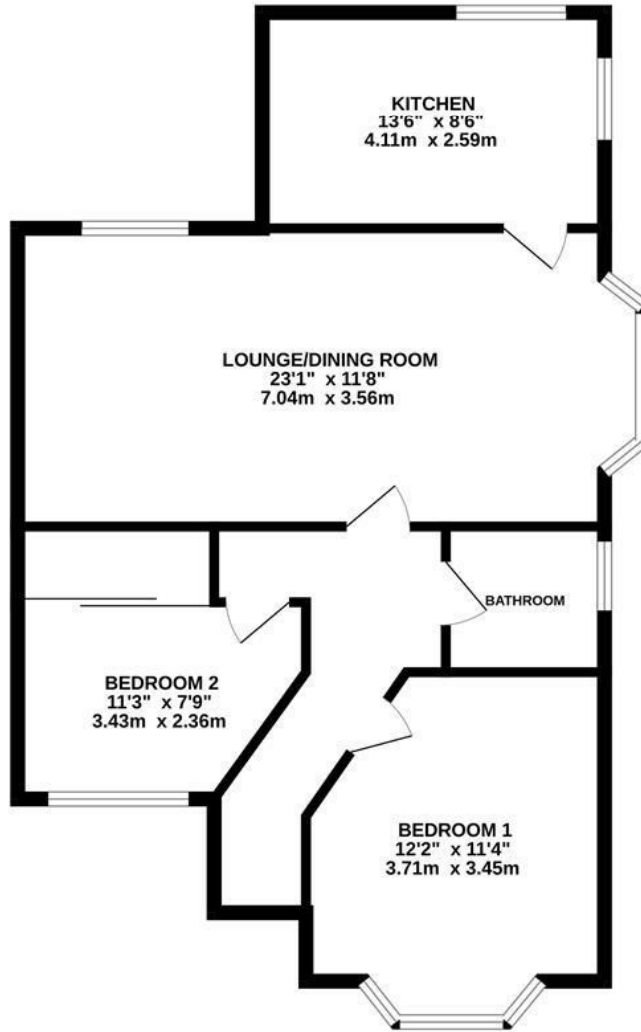
DISCLAIMER

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.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		