



SYMONDS + GREENHAM

Estate and Letting Agents



1 Emmott Road, Hull, HU6 7AX

£240,000

OUTSTANDING FOUR BED DETACHED - STYLISH AND MODERN THROUGHOUT - OFF STREET PARKING

Situated on the sought-after Emmott Road, this four-bedroom detached residence epitomizes modern living with its close proximity to amenities, schools, and excellent transport links. Meticulously modernized by its current owner, this home effortlessly blends style and comfort.

Step into the spacious lounge, a welcoming space that sets the tone for relaxation and social gatherings. The adjoining kitchen/diner is a contemporary haven, featuring modern amenities and a design that caters to both culinary enthusiasts and those who enjoy entertaining.

Venture upstairs to discover four generously sized bedrooms, each providing a comfortable retreat. The family bathroom, exuding a sense of luxury, completes the upper level.

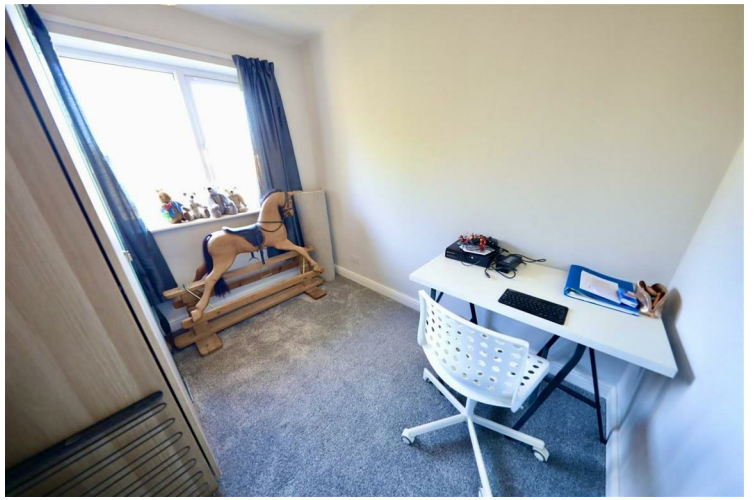
Externally, the property offers a front garden, creating a pleasing aesthetic, while parking for multiple vehicles and a garage add a practical touch. The rear garden, mainly laid to lawn, is a versatile outdoor space for leisure and recreation.

GROUND FLOOR

LIVING ROOM

21'1 x 10'5 max (6.43m x 3.18m max)

A wonderful family room, decorated to a high standard with lots of natural light.



KITCHEN

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



BATHROOM

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



FIRST FLOOR

BEDROOM 1

11'6 x 12'8 max (3.51m x 3.86m max)

A wonderful bedroom with plenty of space for storage.



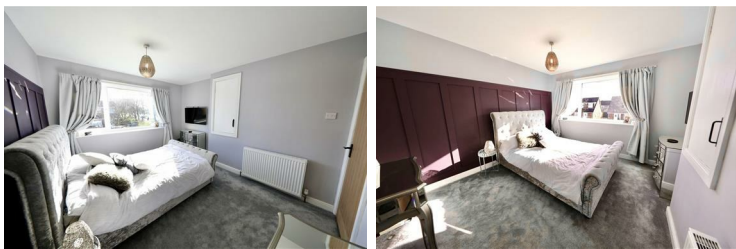
OUTSIDE

The property benefits from a garden to the front, parking for multiple vehicles, a garage and a rear garden that is laid to lawn.

BEDROOM 2

10'53 x 10'0 max (3.05m x 3.05m max)

Another brilliant bedroom currently used as the main bedroom.



BEDROOM 3

8'7 x 8'4 max (2.62m x 2.54m max)

BEDROOM 4

8'8 x 7'16 max (2.64m x 2.13m max)

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX

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

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

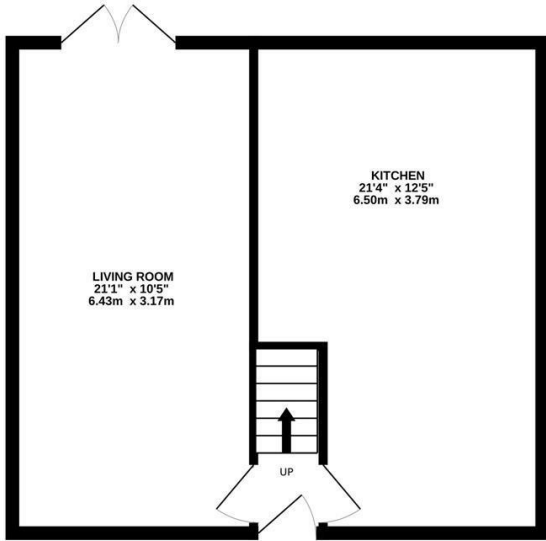
VIEWINGS

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

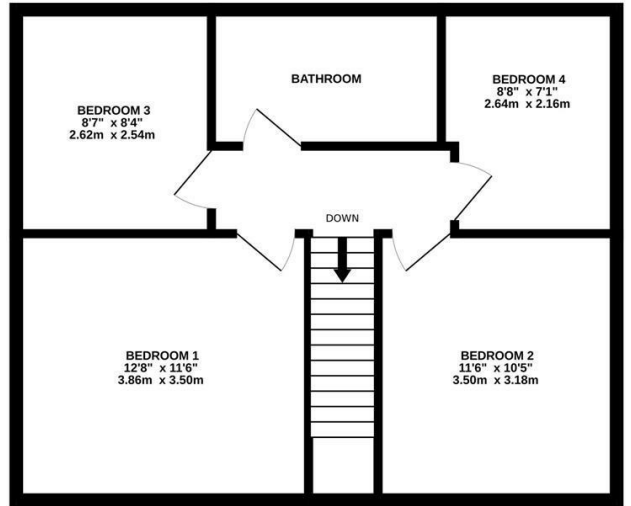
DISCLAIMER

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.

GROUND FLOOR



1ST FLOOR



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	
(82 plus) A	
(81-81) 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

