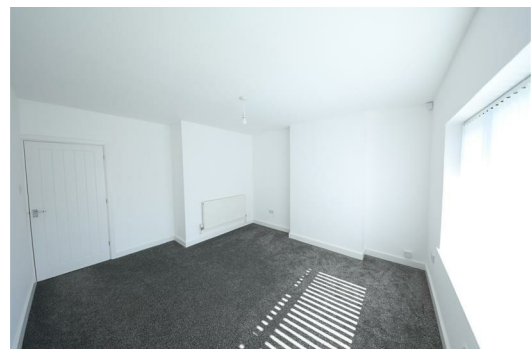




SYMONDS + GREENHAM

Estate and Letting Agents



6 Swine Lane, Coniston, HU11 4JX Offers in the region of £190,000

TWO BED SEMI DETACHED BUNGALOW - SOUGHT AFTER EAST HULL VILLAGE LOCATION - NO ONWARD CHAIN - GENEROUS FRONT AND REAR GARDENS

Presenting this meticulously renovated two-bedroom semi-detached bungalow nestled in a sought-after East Riding village. The smartly rendered façade and complementing garden lead to pristine accommodation recently transformed with attention to detail. Gas central heating and double-glazing ensure energy efficiency. Inside, a neutral-toned sitting room sets the stage, while a contemporary breakfast kitchen promises culinary delight. Two bedrooms boast superb finishing, and a stylish shower room completes the layout. The generous front and rear gardens offer space for creative landscaping. This exceptional property blends luxury with comfort, offering a rural lifestyle near Hull. Viewing is essential to appreciate its opulence.

DONT MISS OUT.....BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

13' 7" x 12' 4" (3.96m 2.13m x 3.66m 1.22m)

This room is flooded with natural light from a large double-glazed window, offering views of the surrounding countryside. Decorated in elegant neutral tones, it exudes sophistication and comfort, enhanced by a radiator for warmth.



BEDROOM TWO

9' 10" x 9' 0" (2.74m 3.05m x 2.74m 0.00m)

A second good sized double

BREAKFAST KITCHEN

9' 6" x 8' 8" (2.74m 1.83m x 2.44m 2.44m)

This kitchen is a culinary haven flooded with light from double-glazed windows. Recently renovated, it features cashmere grey shaker-style cabinets, laminated work surfaces, and a fitted breakfast bar. Top-tier appliances include a ceramic hob, build-under oven, and integrated fridge, freezer, and dishwasher. With a radiator, vinyl floor covering, and space for a washing machine, it's both stylish and functional.



SHOWER ROOM

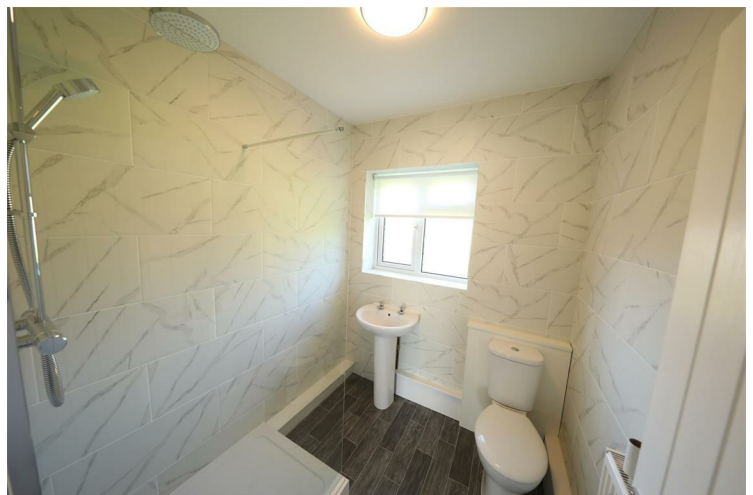
6' 7" x 6' 2" (1.83m 2.13m x 1.83m 0.61m)

This refreshed room features a pristine white three-piece suite, including a walk-in shower enclosure with a 'Drench' shower unit, wash hand basin, and low flush WC for a touch of sophistication. Ceramic tiling adorns the walls, while a radiator and vinyl floor covering complete the stylish look.

BEDROOM ONE

11' 11" x 9' 0" (3.35m 3.35m x 2.74m 0.00m)

An excellent sized double bedroom



OUTSIDE

Front Garden:

Nestled in the heart of the picturesque countryside, this enchanting single-level residence boasts a splendid frontage. A lush lawn sits behind a youthful Laurel hedge, leading you along a pathway to the front door.

Rear Garden:

Tucked away behind the property, this enclosed haven provides a generous canvas for your landscaping dreams. With a blank slate awaiting your design ideas, it invites you to create a private retreat within the embrace of this established garden.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

COUNCIL TAX BAND

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

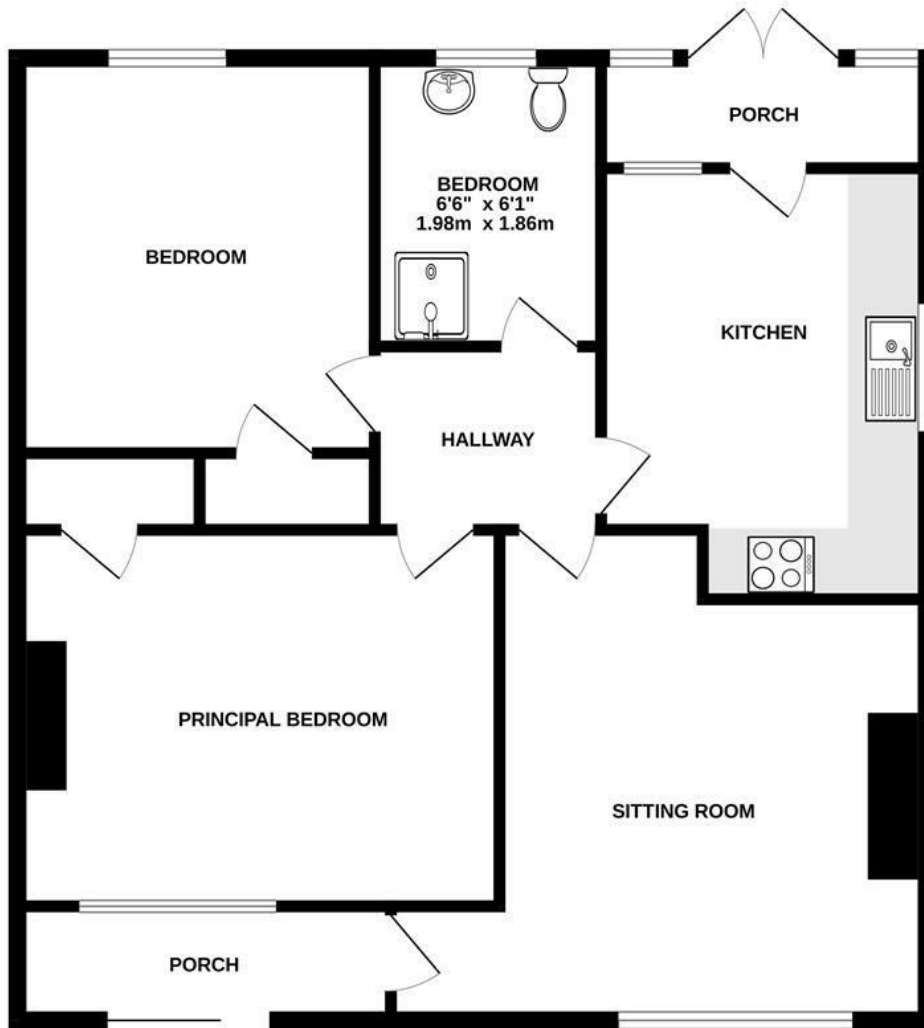
VIEWINGS

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.

FLOOR PLAN
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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
	86
61	

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 CO₂ emissions
 (82 plus) **A**
 (81-81) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC