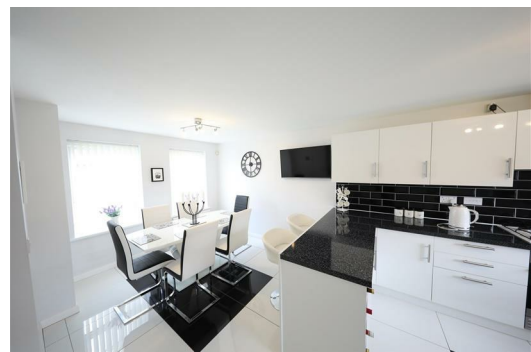




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **9 Boundary Way, Hull, HU4 6DH** **£290,000**

**AN OUTSTANDING FOUR BED DETACHED HOME - MODERN AND STYLISH - POPULAR LOCATION - LARGE SOUTH FACING GARDEN - DETACHED GARAGE AND DRIVE - PERFECT FAMILY HOME**

Symonds and Greenham are delighted to bring to the market this outstanding, four bedroom, detached family home. Situated on Boundary Way this property is ideally located for amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as highly thought of schools and excellent transport links. Inside, this property is modern and stylish throughout. You will find a lounge, a kitchen diner, a utility room and a WC downstairs, with four generous bedrooms, an ensuite off the main bedroom and a family bathroom upstairs. Outside, this property has off street parking in the form of a side drive with a garage to the bottom and a lovely, large rear garden that is laid to lawn and paving. This is the perfect family home.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor



### LIVING ROOM

21'8 x 10'4 max (6.60m x 3.15m max)

A wonderful family room with plenty of natural light.



### KITCHEN/DINER

11'8 x 10'10 max (3.56m x 3.30m max)



### KITCHEN

With a range of eye level and base level units and complimenting work surfaces, space for fridge freezer, ceramic sink and drainer unit, electric oven, gas hob with overhead extractor fan and breakfast bar



### DINER



### UTILITY ROOM

6'9 x 5'5 max (2.06m x 1.65m max)

With plumbing for a washing machine, space for fridge freezer and eye level and base level units with complementing work surface.



## WC

With a low level WC and a hand basin.



## FIRST FLOOR

### LANDING



## BEDROOM 1

12'8 x 10'0 max (3.86m x 3.05m max )

A fantastic main bedroom with plenty of space for storage



## ENSUITE

With a low level WC, a hand basin, a walk in shower.



## BEDROOM 2

15'6 x 8'9 max (4.72m x 2.67m max)

Another wonderful bedroom with dressing area



## BEDROOM 3

11'7 x 9'1 max (3.53m x 2.77m max)



## BEDROOM 4

10'9 x 6'3 max (3.28m x 1.91m max)



### BATHROOM

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



### OUTSIDE

The south facing garden to the rear is beautiful, laid to a mixture of lawn and paving and enclosed by timber fencing



### GARAGE AND PARKING

The property benefits from a single detached brick built garage and driveway



### 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.

### COUNCIL TAX

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

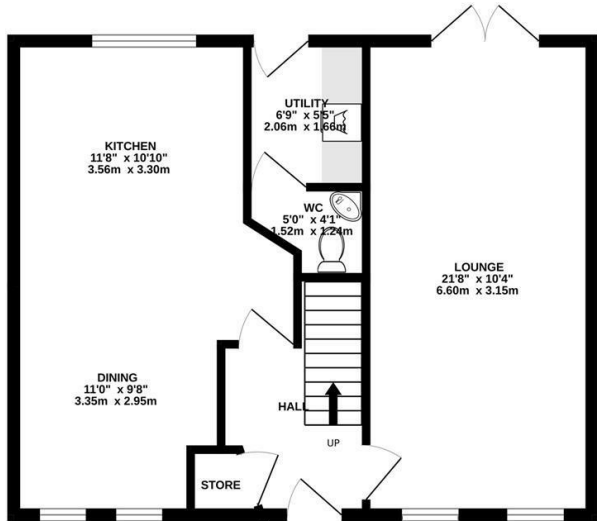
### DISCLAIMER

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.

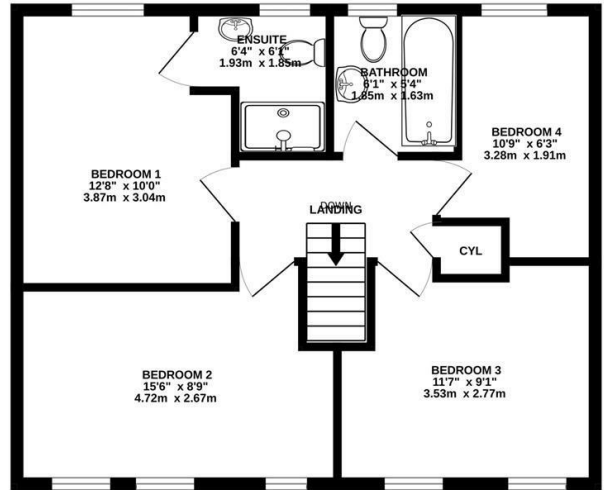
### VIEWINGS

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

**GROUND FLOOR**  
574 sq.ft. (53.3 sq.m.) approx.

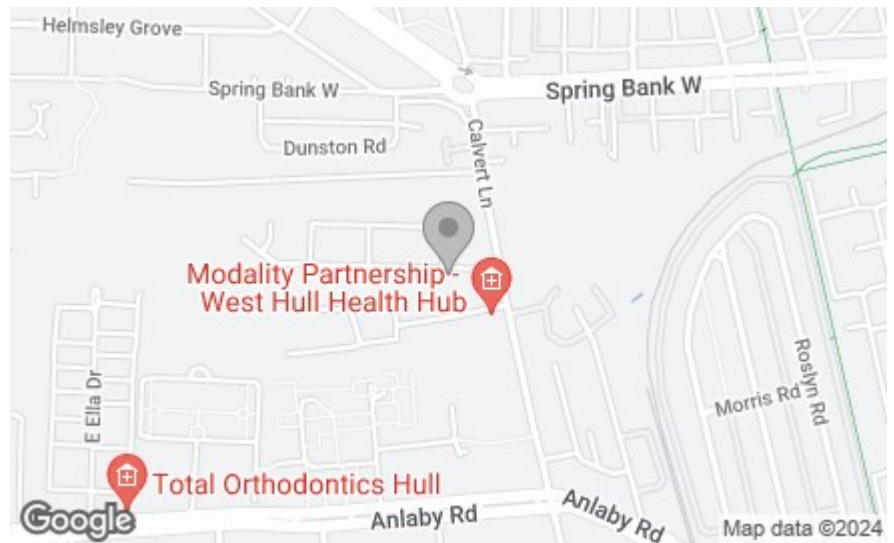


**1ST FLOOR**  
574 sq.ft. (53.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>80</b>	<b>90</b>
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) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC