



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **20 Appleby Road, Hull, HU7 3GZ** **Offers in the region of £250,000**

**BEAL HOME ONLY FOUR YEARS OLD - OUTSTANDING THREE BED DETACHED HOME - BEAUTIFUL FAMILY HOME - MODERN AND STYLISH THROUGHOUT - OFF STREET PARKING AND DETACHED GARAGE - SOUTH FACING REAR GARDEN**

Experience the epitome of modern living with this stunning, contemporary home that perfectly blends convenience and luxury. Step inside to a spacious lounge, offering a welcoming and stylish space for relaxation and entertainment. The kitchen/diner is the heart of the home, designed for both practicality and sociability, making every meal and gathering a delightful experience. A convenient WC completes the ground floor layout.

Upstairs, you'll find three generous bedrooms, each providing ample space for family and guests. The luxurious main bedroom features an ensuite, creating a private sanctuary for rest and rejuvenation. A well-appointed family bathroom serves the needs of the entire household with ease and elegance.

Outside, the property boasts ample parking space for multiple cars, ensuring convenience for residents and visitors alike. The detached garage offers additional storage and parking options. The enchanting south-facing rear garden is a tranquil oasis, perfect for outdoor relaxation and recreation.

With its spacious rooms, luxurious ensuite main bedroom, versatile dressing room/office, and beautiful rear garden, this property promises a well-rounded and appealing living environment.

**DON'T MISS THIS OPPORTUNITY—BOOK YOUR VIEWING TODAY AND STEP INTO YOUR DREAM HOME!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor



### LIVING ROOM

16'9 x 14'10 max (5.11m x 4.52m max)

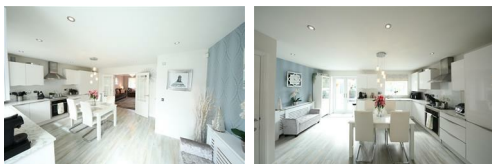
A lovely family room with excellent natural light.



### DINING/KITCHEN

17'2 x 9'0 max (5.23m x 2.74m max)

With a wide range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated NEFF oven with an integrated hob and an overhead extractor fan, integrated washer dryer and an integrated fridge freezer and dishwasher.



### WC

With a low level WC and a hand basin.



## FIRST FLOOR

## LANDING

with access to the loft space



## BEDROOM 1

11'7 x 11'02 (3.53m x 3.40m )

A brilliant double main bedroom with plenty of space for storage, large fitted wardrobes and ensuite shower room.



## ENSUITE

With a low level WC, a hand basin and a shower cubicle with overhead shower attachment



## BEDROOM 2

12'7 x 8'2 max (3.84m x 2.49m max)

Another brilliant bedroom with plenty of space and fitted wardrobes.



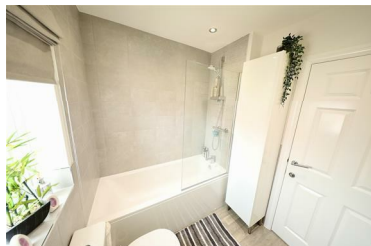
## BEDROOM 3

9'3 x 8'8 max (2.82m x 2.64m max)



### BATHROOM

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

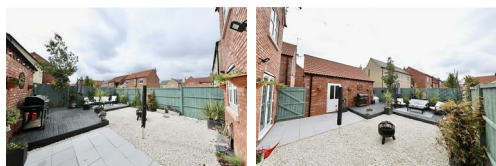


### VIEWINGS

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

### OUTSIDE

The property benefits from off street parking to the front with an electric car charging point and a lovely landscaped, south facing rear garden with areas of pebble, patio and decking with a detached garage giving external storage space.



### PARKING

The property benefits from off street parking to the front with an electric car charging point and a detached brick built garage giving further parking options.



### 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

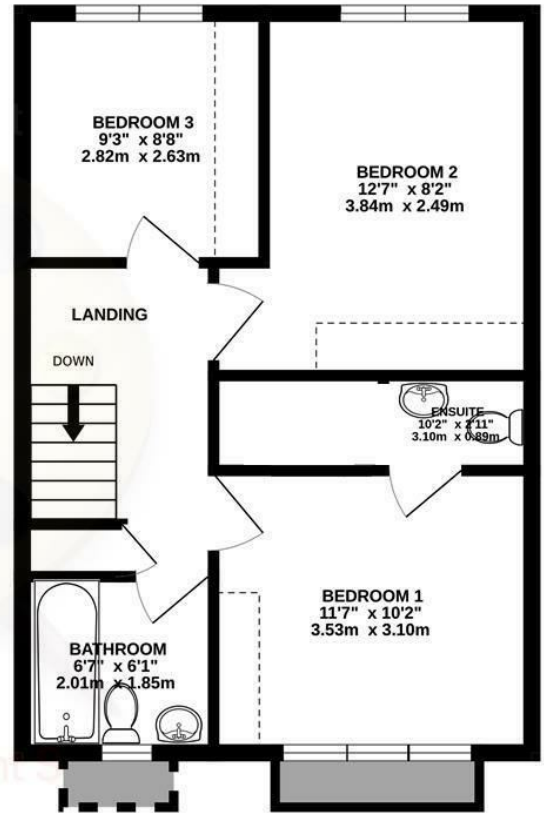
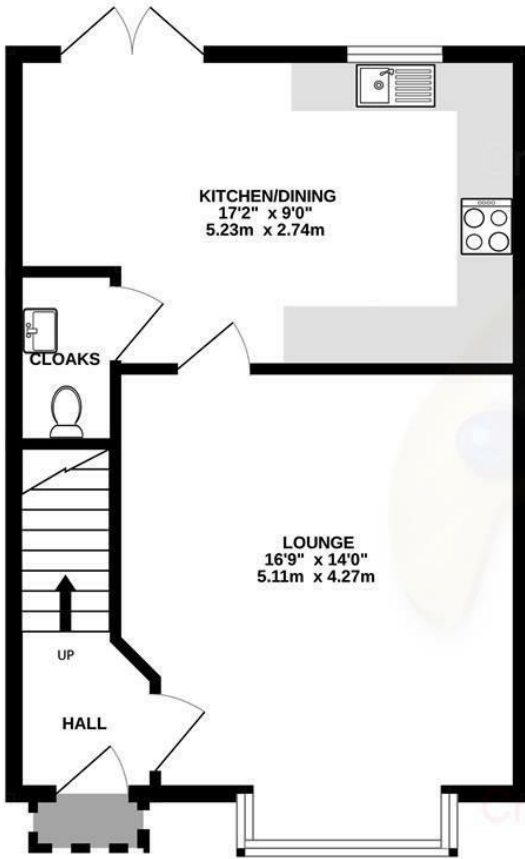
### DISCLAIMER

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

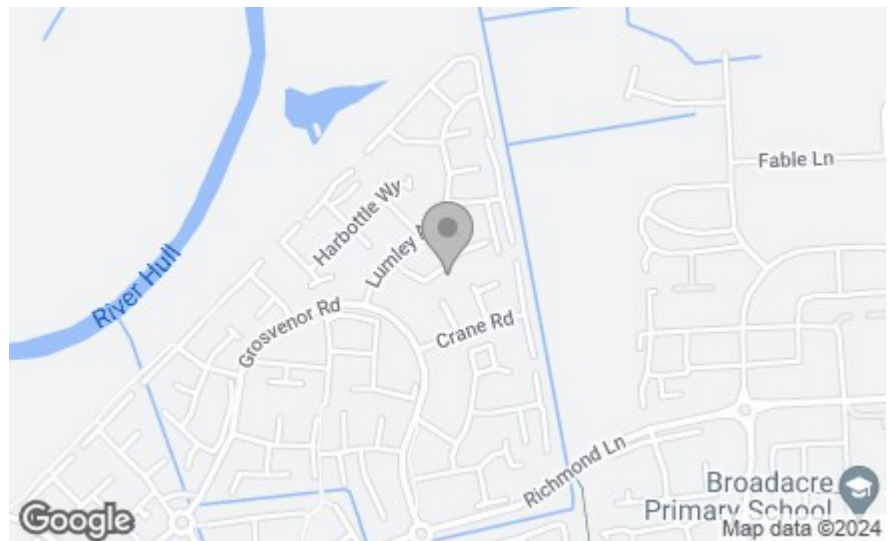
1ST FLOOR

Free Trial



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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
83	94

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC