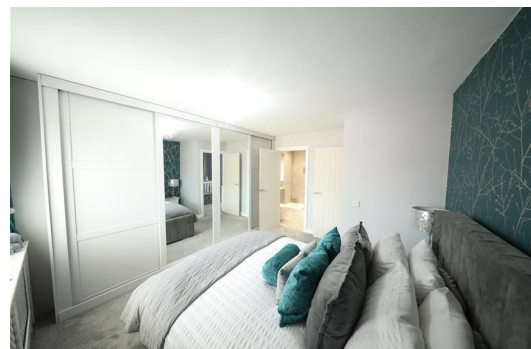




SYMONDS + GREENHAM

Estate and Letting Agents



10 Glebe Farm Greens Lane, Hull, HU7 5UZ **Offers over £250,000**

Welcome to this charming detached house located on Greens Lane in the picturesque village of Wawne, Hull. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary within this lovely home.

The two bathrooms in this property ensure that there will be no more morning rush-hour queues, making getting ready for the day a breeze. Parking is always a concern, but fear not, as this house offers parking for two vehicles, providing convenience for you and your guests.

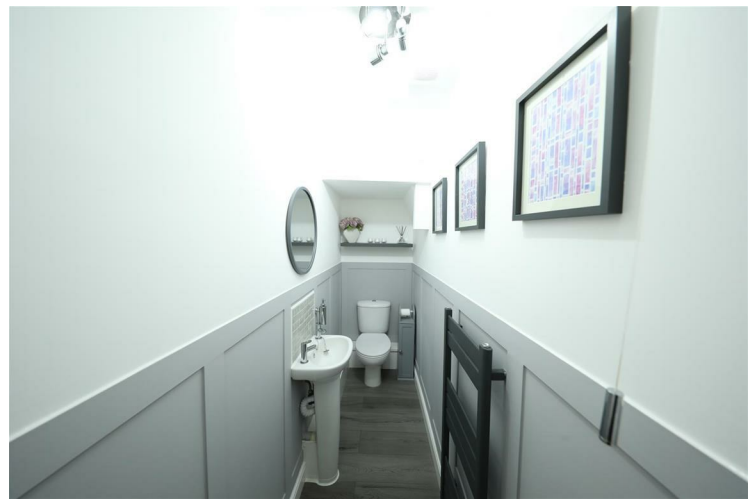
Imagine coming home to this beautiful property, where you can unwind in the tranquillity of Wawne after a long day. The village offers a peaceful retreat from the hustle and bustle of city life, while still being within easy reach of Hull's amenities.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this delightful property on Greens Lane.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor



STUDY

11'9" x 8'2" (3.58m x 2.49m)

with storage cupboard housing the boiler and door to the utility area

KITCHEN

11'5" into bay x 8'6" (3.48m into bay x 2.59m)

A modern kitchen with a range of eye and base level units with complementing work surfaces, integrated electric oven and grill, five gas hob with overhead extractor fan, integrated fridge, integrated washing machine, sink and drainer unit and integrated dishwasher



UTILITY AREA

The back of the integral garage has been converted into a utility room with space for tumble dryer and fridge freezer

LOUNGE/SITTING ROOM

21'11" into recess x 11'9" (6.7m into recess x 3.6m)

A superb open plan living space

DOWNSTAIRS WC

A convenient downstairs toilet with low level WC, pedestal hand basin and heated towel rail



LOUNGE

with media wall, feature electric fire place and French doors to the rear garden



ENSUITE

with vanity hand basin unit housing the low level WC, heated towel rail, walk in shower and tiles from floor to ceiling

SITTING ROOM

With French doors to the conservatory



CONSERVATORY

12'5" x 7'2" (3.78m x 2.18m)

with French doors to the rear garden



BEDROOM TWO

9'6" x 9'6" (2.90m x 2.90m)

A second good sized double bedroom



FIRST FLOOR

LANDING

BEDROOM ONE

12'9" x 11'9" (3.89m x 3.58m)

An excellent sized double bedroom with fitted wardrobes and ensuite shower room

BEDROOM THREE

12'9" x 8'2" (3.89m x 2.49m)

A third double bedroom



BEDROOM FOUR

10'2" x 6'6" (3.10m x 1.98m)



BATHROOM

A family bathroom with heated towel rail, vanity hand basin housing the low level WC, panelled bath with overhead shower attachment and tiles from floor to ceiling



OUTSIDE

A beautifully landscaped low maintenance rear garden laid mainly to artificial lawn, with a raised decking area ideal for relaxing or entertaining and enclosed by trellis fencing



GARAGE AND PARKING

The property benefits from a front drive providing off street parking for two vehicles



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

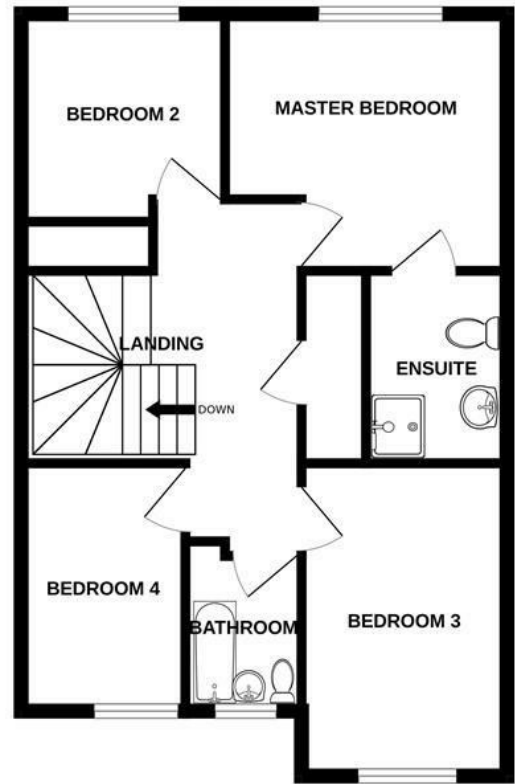
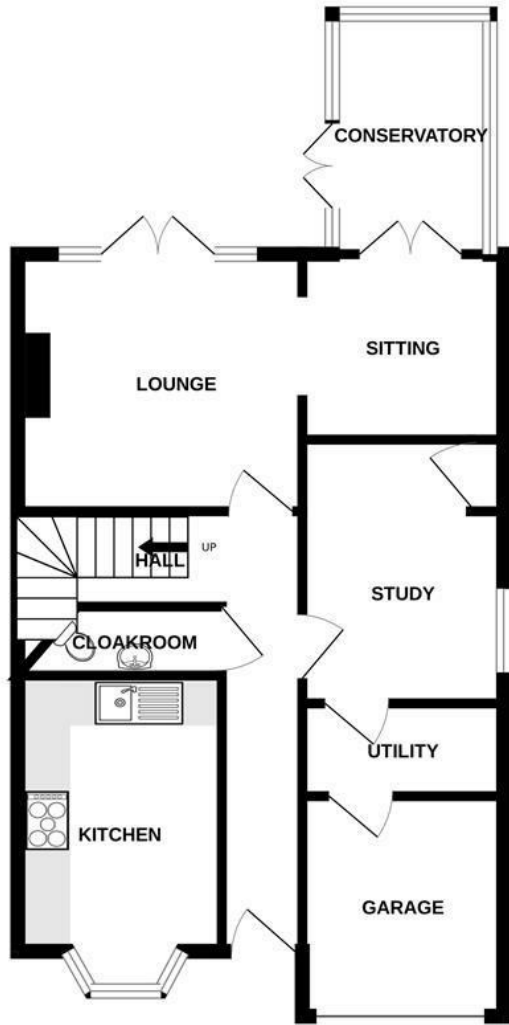
Symonds + Greenham have been informed that this property is in Council Tax Band D

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.



TOTAL FLOOR AREA : 1453sq.ft. (135.0 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 | 73 | 84 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 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 | | |

