



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **16 Rawdale Close, Brough, HU15 2BT** **Offers over £260,000**

Welcome to Rawdale Close, South Cave, Brough - a charming property that offers the perfect blend of comfort and convenience. This semi-detached dormer bungalow boasts one good sized reception room, 4 bedrooms, and 2 bathrooms, providing ample space for a growing family or those who love to entertain.

Situated in a quiet cul-de-sac in the highly sought-after west Hull village location, this property offers a peaceful retreat away from the hustle and bustle of city life. The open views to the rear of fields create a serene backdrop, perfect for relaxing after a long day.

One of the standout features of this property is the parking space available for several vehicles, making it ideal for those with multiple cars or guests visiting. Whether you're a car enthusiast or simply value the convenience of ample parking, this property has you covered.

Don't miss the opportunity to make this lovely bungalow your new home. With its spacious layout, desirable location, and stunning views, this property is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards owning your dream home in South Cave.

**DON'T MISS OUT...BOOK YOUR VIEWING TODAY!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor



### LOUNGE

11'1 max x 17'6 max (3.38m max x 5.33m max )

An excellent sized reception room



### KITCHEN DINER

19'9 max x 14'7 max (6.02m max x 4.45m max )

A spacious open plan living space ideal for family time or entertaining



### KITCHEN

with a range of eye and base level units with complementing work surfaces, integrated fridge freezer, integrated dishwasher, integrated washing machine, electric oven and integrated microwave, four gas hob with overhead extractor fan, stainless steel sink and drainer unit and pull out pantry



### DINER

with French doors to the rear garden



### BEDROOM FOUR/STUDY

8'4 max x 13'4 max (2.54m max x 4.06m max )



### BATHROOM

with low level WC, pedestal hand basin, heated towel rail, panelled bath with overhead shower attachment and tiles from floor to ceiling



**FIRST FLOOR**

**LANDING**



**BEDROOM THREE**

9'6 max x 12'0 max (2.90m max x 3.66m max )



**BEDROOM ONE**

13'10 max x 10'1 max (4.22m max x 3.07m max )

An excellent sized double bedroom with fitted wardrobes



**SHOWER ROOM**

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



**BEDROOM TWO**

9'0 max x 10'2 max (2.74m max x 3.10m max )

A second good sized double bedroom



**OUTSIDE**

The south facing rear garden is quite the sun trap and is laid mainly to lawn



### 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.



### PARKING

The huge front and side drive is gravelled providing off street parking for several vehicles with a detached brick built garage to the rear providing excellent storage space



### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

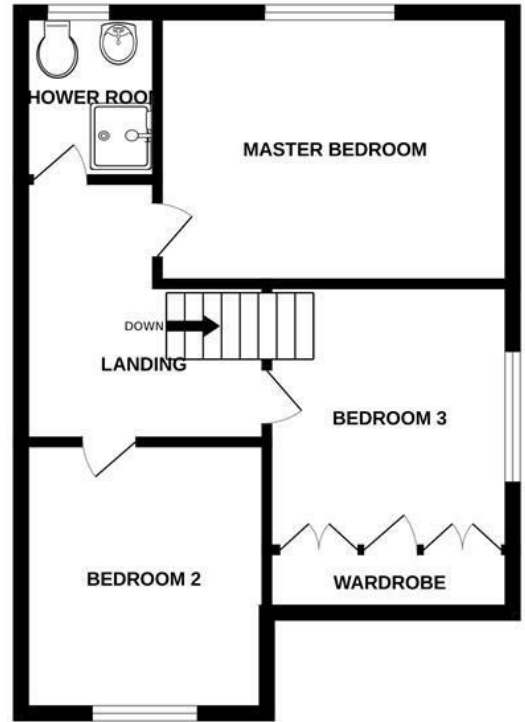
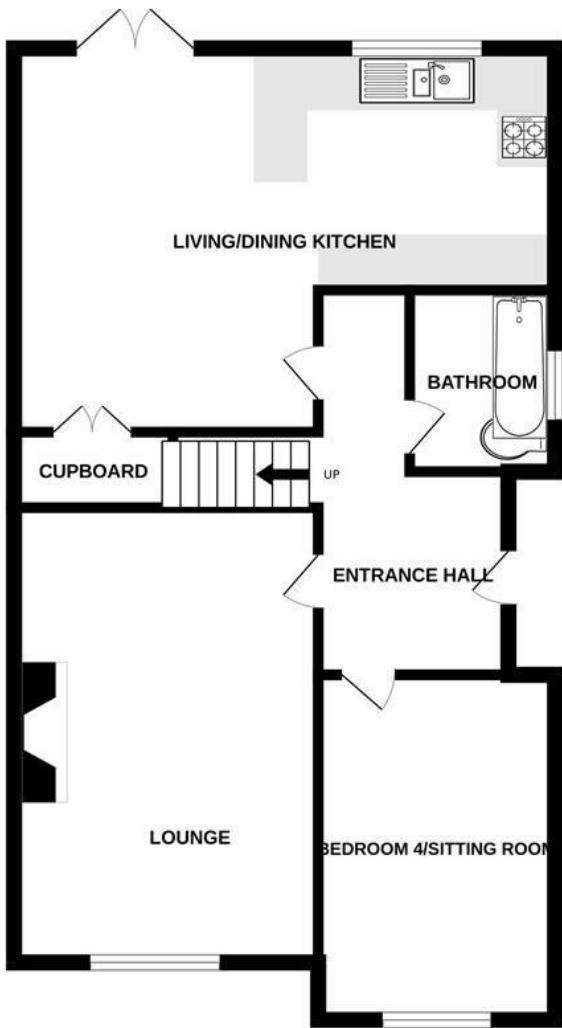
### COUNCIL TAX BAND

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

### 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.



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.  
Made with Metropix ©2024



Energy Efficiency Rating	
Current	Potential
	<b>85</b>
<b>66</b>	

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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (02 plus) **A**  
 (81-81) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC