



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **69 Woodland Drive, Hull, HU10 7HN** **£350,000**

This impeccably presented detached bungalow nestled in the vibrant community of Anlaby village is perfect for those transitioning to single-level living without sacrificing space. The property features an entrance porch, hallway, a generously sized lounge with a bay window, a fitted dining kitchen, a UPVC double glazed conservatory, two double bedrooms, and a modern shower room.

Outside, the front garden offers hassle-free parking for multiple vehicles, while wooden double gates reveal a spacious, southerly-facing rear garden with lush lawns, well-stocked borders, and a charming patio seating area. Added convenience comes in the form of a detached brick-built garage, easily accessible via an up-and-over door and side entrance.

Early viewing is highly recommended to fully appreciate the charm and functionality of this delightful home. Don't miss out!

## GROUND FLOOR

### ENTRANCE HALL

Enter the hallway, where cozy warmth emanates from the central heating. A gently curved ceiling adds a touch of style, while easy access to the loft space promises possibilities. Find practicality in a spacious storage cupboard, housing the essential gas boiler.



### LOUNGE

19'8" x 14'10" max (5.99m x 4.52m max)

Relax in the lounge, bathed in natural light from the expansive bay window overlooking the front. Additional Upvc double glazed windows on the side enhance the airy ambiance, while French doors beckon to the patio and gardens, inviting outdoor connections. Stay cozy with two gas central heating radiators as you admire the focal point of a charming fireplace beneath a subtly curved ceiling.



### KITCHEN/DINER

22'6" x 9'5" max (6.86m x 2.87m max)

Step into the bright kitchen diner, flooded with natural light from Upvc double glazed windows on all sides, extending the space beautifully. French windows open to the conservatory, offering a seamless flow between indoor and outdoor living. Discover practicality in the fitted base wall and drawer units, complete with worktops and a single drainer sink. Whip up culinary delights with ease using the split-level double oven and hob, accompanied by integrated appliances including a washing machine, dishwasher, and refrigerator. Laminate flooring adds a

touch of warmth underfoot, while downlighters illuminate the space with modern flair.



### CONSERVATORY

22'6" x 12'1" max (6.86m x 3.68m max)

The inviting conservatory, embraced by sunlight streaming through Upvc double glazed windows, offering panoramic views of the surrounding gardens. Double doors beckon to outdoor serenity, while a convenient side entrance door adds practicality. Stay cozy year-round with a gas central heating radiator, ensuring comfort even on cooler days. Underfoot, tiled flooring provides a sturdy foundation for relaxation and gatherings in this tranquil retreat.



### BEDROOM ONE

12'5" x 11'5" max (3.78m x 3.48m max)

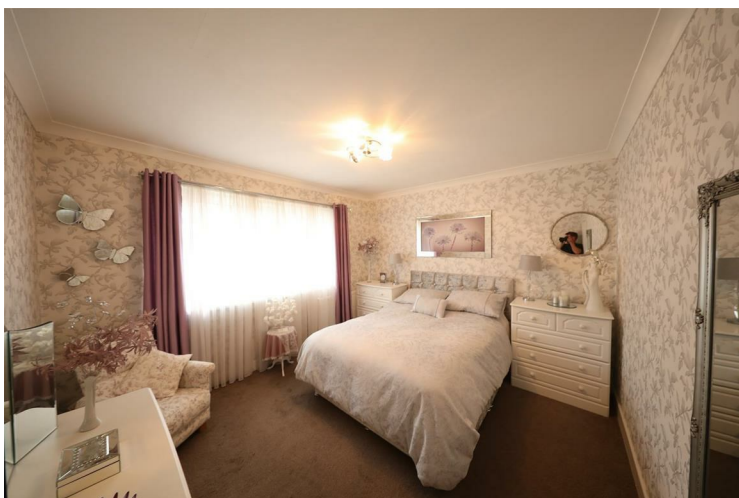
An excellent sized double bedroom



### BEDROOM TWO

13'10" x 11'6" max (4.22m x 3.51m max)

Another good sized double bedroom



### SHOWER ROOM

Enter the functional shower room, brightened by natural light through the Upvc double glazed window. Stay warm with the towel rail gas central heating radiator. Fully tiled walls encase the essential three-piece suite, comprising a shower cubicle, vanity wash basin, and low flush WC. An extractor fan ensures proper ventilation.



### LOFT ROOM

Carpeted and used as storage. The loft is not to regulations.

### OUTSIDE

Externally to the front of the property there is a drive which provides ample off-street parking for multiple cars. Wooden double gates open to the enclosed southerly rear garden which is generously sized and mainly laid to lawn with well stoked borders and a patio seating area. The residence also benefits from access to a detached brick built garage which is accessed via an up and over door and side door.



### 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

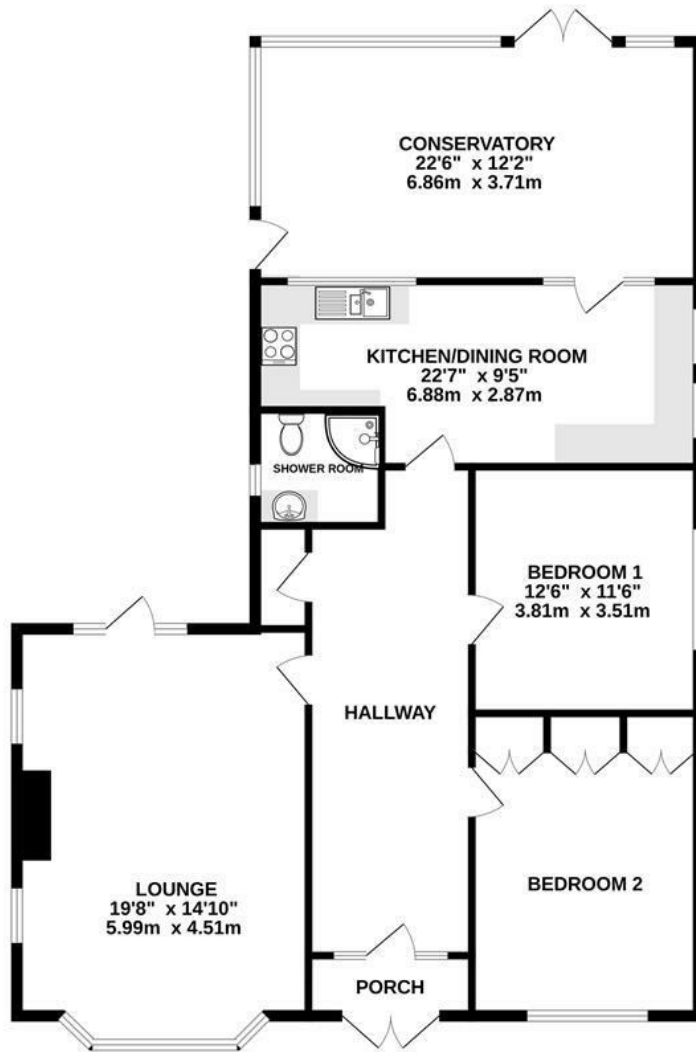
### VIEWINGS

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

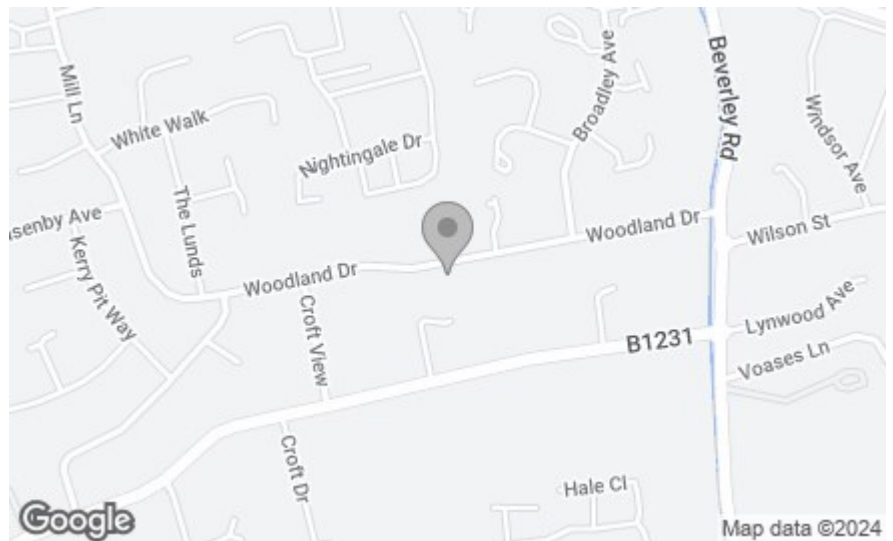
### DISCLAIMER

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.

GROUND FLOOR



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) A	78
(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	
(82 plus) A	78
(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