



SYMONDS + GREENHAM

Estate and Letting Agents



15 Longdales Lane, Hull, HU11 4LB **£320,000**

OUTSTANDING THREE BED BUNGALOW - STYLISH AND MODERN - LARGE GARDEN THAT BACKS ON TO GOLF COURSE

Nestled in the charming village of Coniston, Hull, this outstanding three-bedroom semi-detached bungalow is a rare find in the property market. Boasting a stylish and modern interior, this home offers two reception rooms, making it perfect for entertaining guests or simply relaxing with the family. As you step inside, you are greeted by a spacious lounge/diner, a versatile reception room/bedroom, a large kitchen, a delightful conservatory, a convenient utility room, and a modern bathroom all conveniently located on the ground floor. The real gem of this property is the wonderful main bedroom found on the second floor, offering a peaceful retreat. Outside, the property impresses with ample parking for multiple vehicles at the front, a garage to the side for storage or parking, and an incredible rear garden that overlooks a picturesque golf course, providing a tranquil and scenic backdrop. Located just a short drive from Hull, this home offers the perfect blend of village tranquility and city convenience, with all amenities within easy reach. Don't miss out on the opportunity to own this rarely found property that ticks all the boxes for a comfortable and stylish living experience.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE/DINER

25'4 x 11'6 max (7.72m x 3.51m max)

A wonderful family room with excellent natural light.



KITCHEN

12'8 x 11'6 max (3.86m x 3.51m max)

With a range of eye level and base level units and complimenting work surfaces, a Belfast sink and drainer unit, space for a fridge freezer.



UTILTY ROOM

6'6 x 5'7 max (1.98m x 1.70m max)

With a Belfast sink, plumbing for a washing machine and space for a tumble dryer.



CONSERVATORY

15'2 x 9'6 max (4.62m x 2.90m max)

Another fantastic family space that looks out on to the garden.



RECEPTION ROOM/BEDROOM 3

12' x 11'1 max (3.66m x 3.38m max)

Another brilliant versatile space that is currently a reception room but could also be used as a bedroom.



BEDROOM 2

15'9 x 7'9 max (4.80m x 2.36m max)

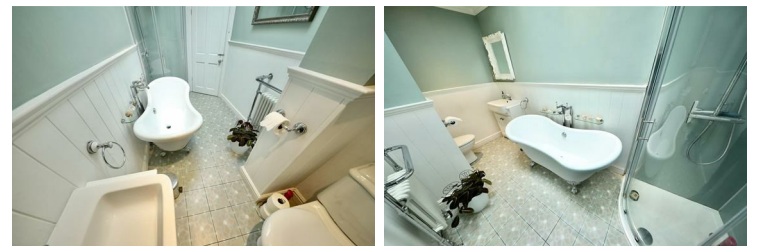
A wonderful bedroom with beautiful garden views.



BATHROOM

12'4 x 5'7 max (3.76m x 1.70m max)

With a low level WC, a hand basin, a free standing bath and a walk in shower.



FIRST FLOOR

MAIN BEDROOM

16'8 x 15'3 max (5.08m x 4.65m max)

An outstanding main bedroom that has plenty of space for storage.



OUTSIDE

The property benefits from a drive to the front and the side that leads to a garage. To the rear the property has a tremendous garden that is laid to lawn and overlooks a golf course.



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

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

VIEWINGS

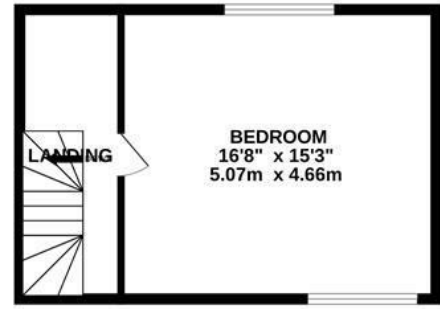
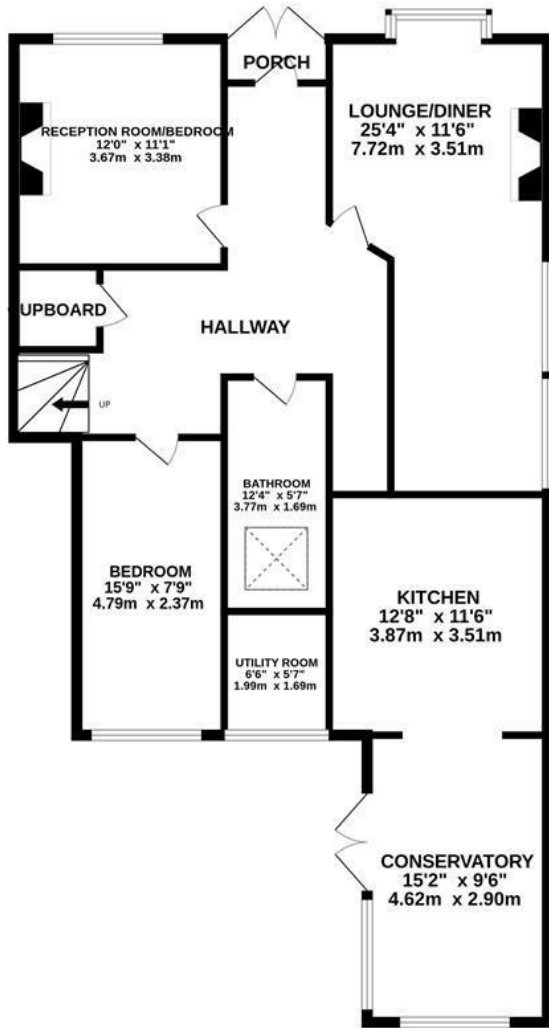
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.

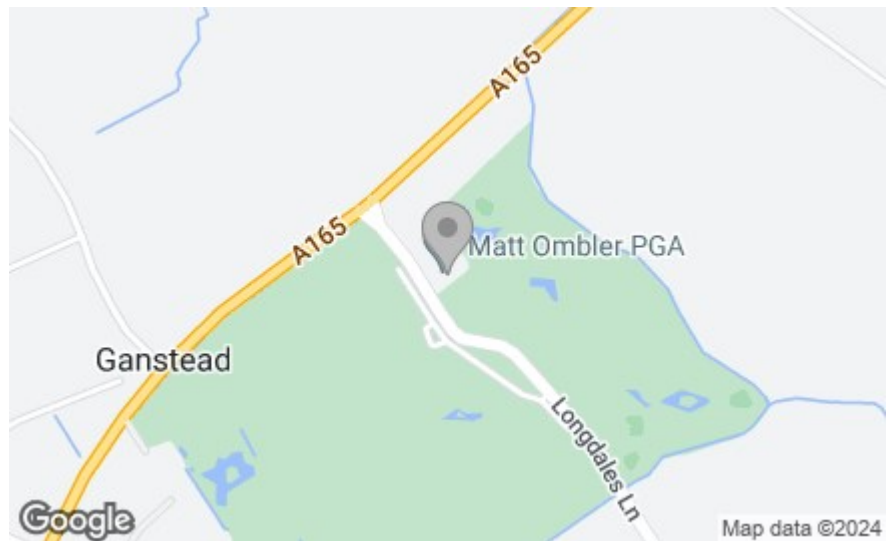
GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.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	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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