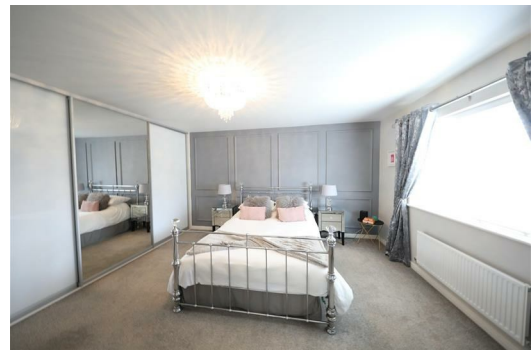




SYMONDS + GREENHAM

Estate and Letting Agents



15 Hampstead Gardens, Hull, HU7 3LB **Offers over £390,000**

STUNNING FIVE-BEDROOM DETACHED - PERFECT FAMILY HOME - SPACIOUS DOUBLE BEDROOMS - THREE BATHROOMS - INTEGRAL GARAGE - OPEN PLAN LIVING

This magnificent five-bedroom detached home in Hampstead Gardens is the epitome of family living. Situated in a sought-after neighborhood, this residence offers proximity to amenities and top-rated schools, ensuring convenience and a superior quality of life.

Upon entering, you're greeted by an inviting entrance hall that leads to a spacious, elegantly designed living room, perfect for relaxation and entertaining. The heart of the home is the open-plan kitchen, dining, and family room, ideal for family gatherings and modern living, complemented by a sleek cinema room. A utility room and a w/c complete the ground floor, adding functionality to the stylish layout.

The first floor features five double bedrooms, providing ample space for a growing family. The primary bedroom includes an en suite for added luxury, while a Jack and Jill bathroom connects two of the bedrooms, offering convenience and sophistication. An additional family bathroom serves the remaining bedrooms, ensuring comfort for all.

Externally, the property impresses with an integral garage and front driveway, providing ample parking. The beautiful rear garden, featuring both lawn and patio areas, is perfect for outdoor living.

GROUND FLOOR

ENTRANCE HALL

a welcoming hall way with stairs to first floor, understairs storage cupboard and doors to w/c, kitchen and...



LIVING ROOM

16'10 x 11'11 max (5.13m x 3.63m max)
a fantastic, spacious living room



DOWNSTAIRS WC

with low level w/c and pedestal sink basin



OPEN PLAN KITCHEN DINER

36'10 x 10'10 max (11.23m x 3.30m max)

a beautiful, light open plan living kitchen dining area with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with mixer tap and drainer unit, integrated oven with gas hob and overhead extractor fan, integrated dish washer and space for fridge freezer

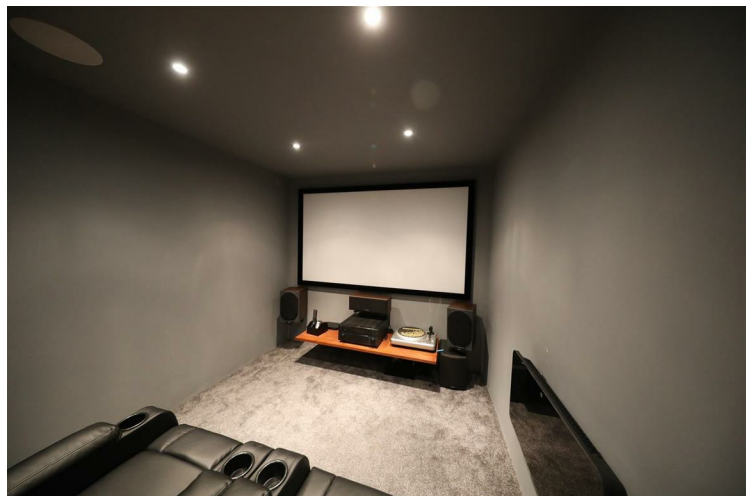


UTILITY ROOM

with work bench, sink basin with drainer unit, plumbing for washing machine, space for tumble dryer and door to the passage way

CINEMA ROOM

Half of the original double garage has been converted into a slick cinema room perfect for unwinding



FRIST FLOOR

LANDING



BEDROOM ONE

16'5 x 15'7 max (5.00m x 4.75m max)

A huge double bedroom with fitted wardrobes and ensuite shower room



BEDROOM THREE

12'10 x 10'0 max (3.91m x 3.05m max)

A third double bedroom



ENSUITE

with low level w/c, pedestal sink basin, corner shower cubicle and panelled bath, with tiles to splash back areas



JACK AND JILL BATHROOM

BEDROOM FOUR

13'4 x 9'10 max (4.06m x 3.00m max)

Another well presented double bedroom



BEDROOM TWO

12'10 x 9'10 max (3.91m x 3.00m max)

Another excellent sized double bedroom



BEDROOM FIVE

10'0 x 9'10 max (3.05m x 3.00m max)

BATHROOM

with low level w/c, pedestal sink basin, shower cubicle and panelled bath with overhead shower attachment, with tiles to splash back areas



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.

OUTSIDE

The generous rear garden is laid to lawn and block paved patio and enclosed by timber fencing..... the perfect outdoor space to relax or entertain guests



INTEGRAL GARAGE AND PARKING

The property benefits from a single integral garage and off street parking on the front drive

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

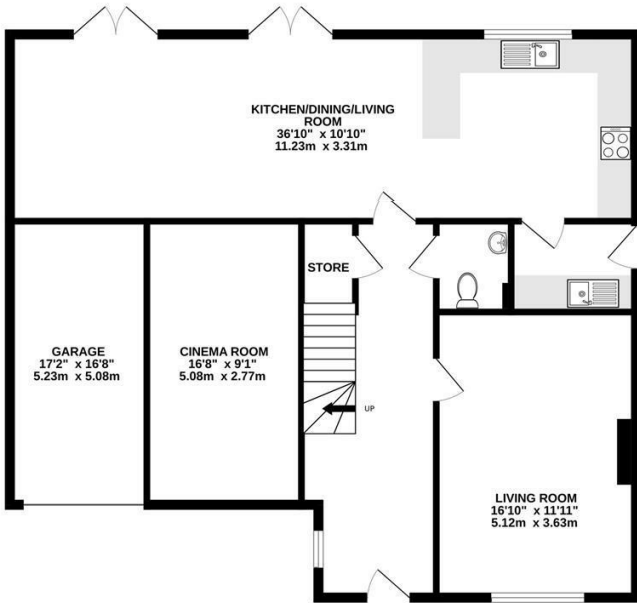
Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

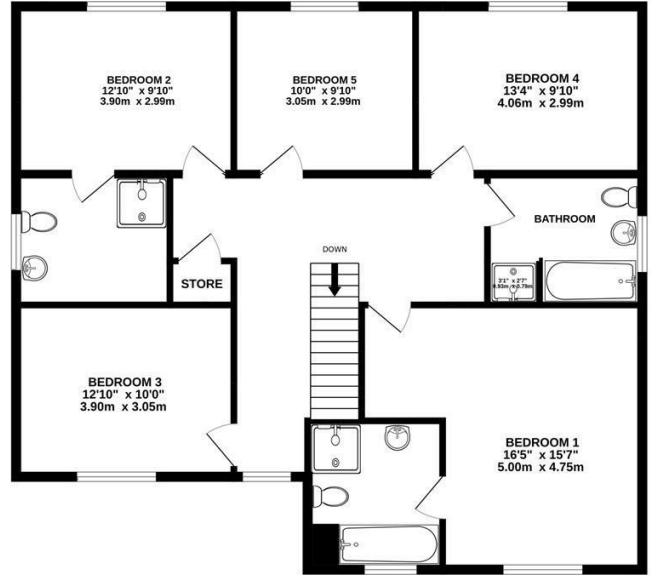
COUNCIL TAX BAND

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2281sq.ft. (211.9 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

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

