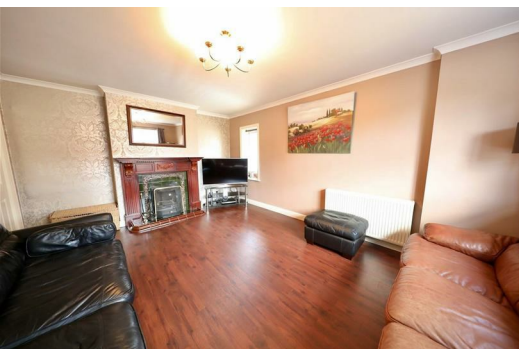




SYMONDS + GREENHAM

Estate and Letting Agents



Dromara Main Road, Hull, HU11 4PJ **Offers in excess of £400,000**

OUTSTANDING FOUR BED DETACHED HOME - POPULAR VILLAGE LOCATION - LOVELY REAR GARDEN

Nestled in the heart of the charming village of Sproatley, Hull, this outstanding four-bedroom detached house is a true gem waiting to be discovered. As you step inside, you are greeted by three inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The well-equipped kitchen, utility room, and WC on the ground floor provide convenience and functionality for everyday living. Upstairs, you will find four spacious bedrooms and a wonderful family bathroom, offering comfort and privacy for the whole family. Located just a stone's throw away from a variety of amenities, including shops, supermarkets, cafes, bars, and restaurants, everything you need is within easy reach. Outside, the property boasts a generous driveway with parking space for up to four vehicles, ensuring parking is never an issue. The front garden and the lovely rear garden, both beautifully laid to lawn, provide the perfect outdoor space for enjoying sunny days or hosting summer gatherings. Don't miss the opportunity to make this delightful property your new home. Embrace the village lifestyle while still being close to all the conveniences of modern living. Book a viewing today and step into the next chapter of your life in this wonderful abode on Main Road.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

17'0 x 12'0 max (5.18m x 3.66m max)

A wonderful family room with excellent natural light.



KITCHEN

13'0 x 11'0 max (3.96m x 3.35m max)

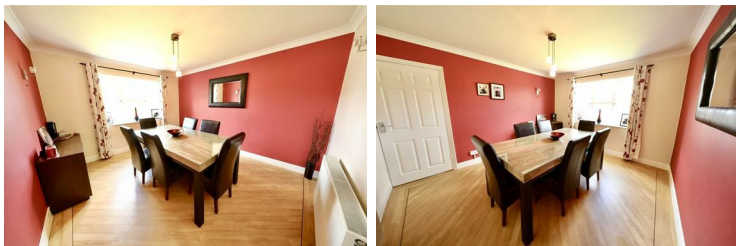
With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, space for a range cooker, an integrated fridge freezer, an integrated dishwasher.



DINING ROOM

12'1 x 11'0 max (3.68m x 3.35m max)

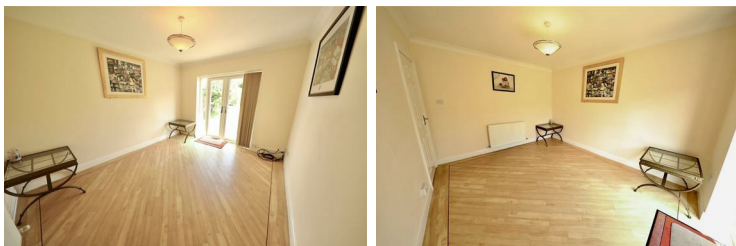
A wonderful family room.



RECEPTION ROOM

12'0 x 10'0 max (3.66m x 3.05m max)

With doors leading to the garden.



UTILITY ROOM

4'0 x 7'0 max (1.22m x 2.13m max)

With plumbing for a washing machine.



WC

With a low level WC and a hand basin.



FIRST FLOOR

BEDROOM 1

17'1 x 11'11 max (5.21m x 3.63m max)

A wonderful main bedroom with door to access family bathroom.



BEDROOM 2

12'0 x 11'0 max (3.66m x 3.35m max)

Another wonderful bedroom.



BEDROOM 3

10'0 x 9'1 max (3.05m x 2.77m max)



BEDROOM 4

6'11 x 8'0 max (2.11m x 2.44m max)



BATHROOM

12'0 x 10'0 max (3.66m x 3.05m max)

With a low level WC, a hand basin, a walk in shower and a wonderful bath with steps leading up to it.



OUTSIDE

The property benefits from off street parking for multiple vehicles, a garage, a garden to the front and a rear garden both mainly laid to lawn.



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

VIEWINGS

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

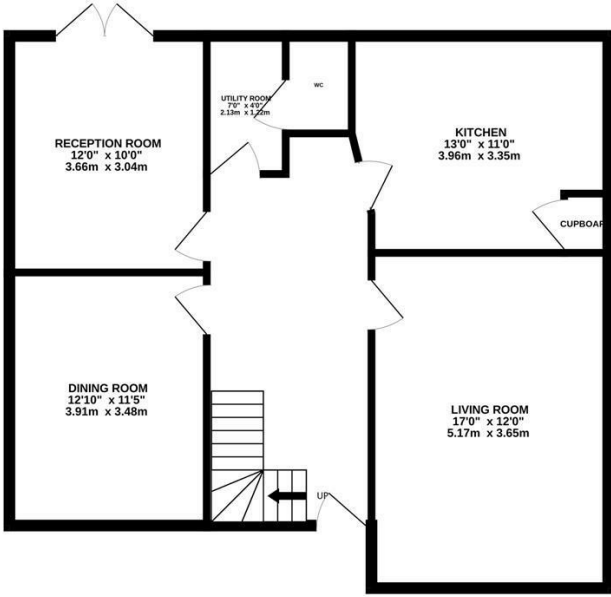
DISCLAIMER

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.

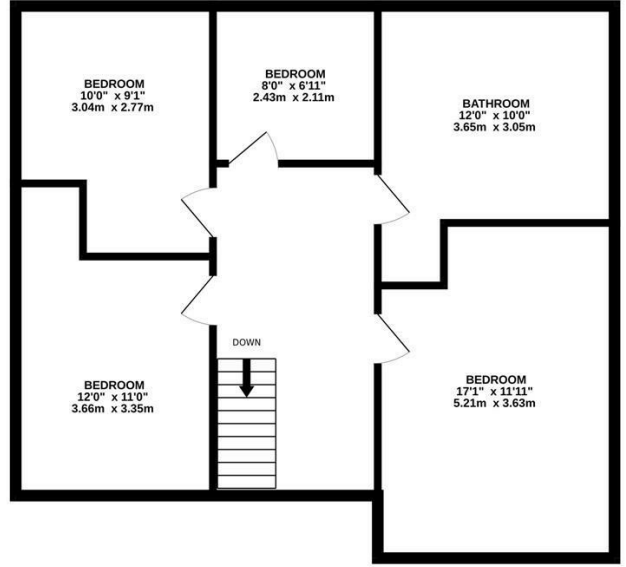
SOLAR PANELS

The property benefits from owned solar panels.

GROUND FLOOR



1ST 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	
(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	
(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