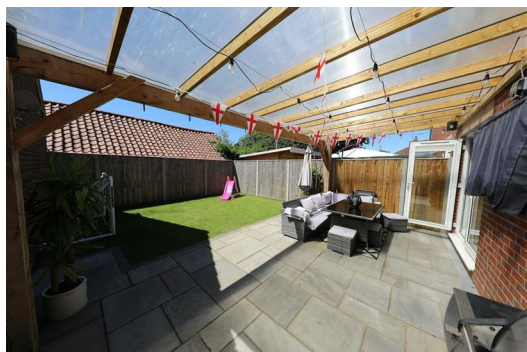
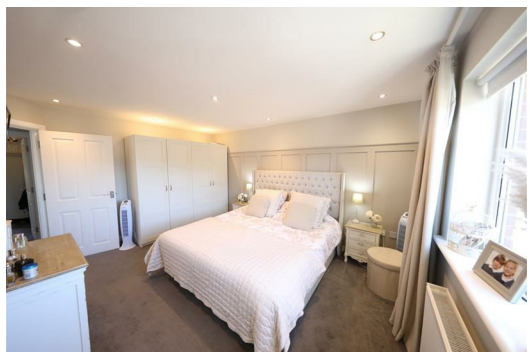




SYMONDS + GREENHAM

Estate and Letting Agents



4 Glebe Farm, Greens Lane, Hull, HU7 5UZ Offers over £270,000

Nestled in the charming village of Wawne, Hull, lies this remarkable semi-detached house on Greens Lane. This property is a true gem for families seeking a blend of luxury and comfort.

Upon entering, you are greeted by a spacious reception room that sets the tone for the rest of the house. The modern kitchen is a focal point, offering a flexible living space perfect for both everyday living and entertaining guests.

With five generously sized bedrooms, this home provides ample space for the whole family to relax and unwind. The two bathrooms ensure convenience and privacy for all residents.

One of the standout features of this property is the garage and driveway, providing excellent off-street parking - a rare find in such a desirable location. Situated in a quiet cul-de-sac, peace and tranquility are guaranteed, making it an ideal retreat from the hustle and bustle of everyday life.

In conclusion, this incredible family property exudes opulence and offers a harmonious blend of modern living spaces and practicality. Don't miss the opportunity to make this house your home in the heart of Wawne.

GROUND FLOOR

ENTRANCE HALL

Step into a spacious entrance hallway, featuring a high-quality composite door, a graceful staircase, and a convenient WC.



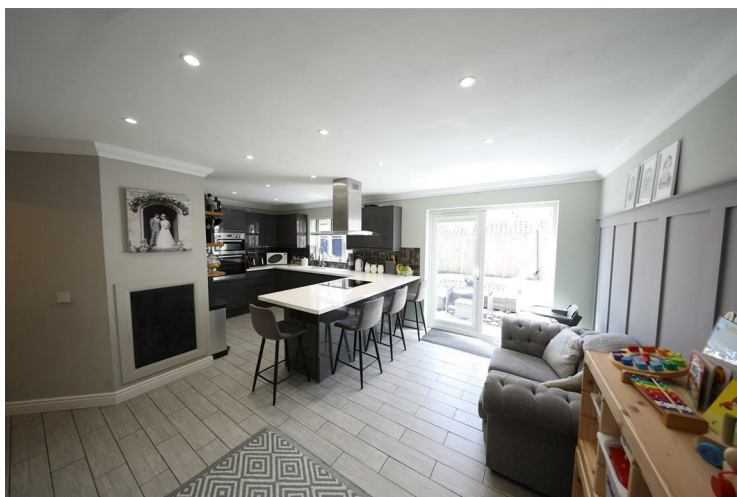
LOUNGE

Accessible from the hallway, this superb reception room exudes warmth and coziness, enhanced by tasteful wall paneling, feature shelving, a charming fireplace, and premium floor coverings and blinds.



KITCHEN/DINER

At the rear of the property lies an extraordinary open-plan kitchen, dining, and living area. This space boasts generous proportions and top-tier fittings, creating a versatile and family-friendly environment. The expertly designed kitchen includes a range of base and wall units, integrated appliances, a quality work surface, and a breakfast bar accommodating three stools. The living area, arranged with a comfortable sofa, offers delightful views through French doors that open onto the rear paved terrace and garden.



UTILITY ROOM

Adjacent to the kitchen, the practical utility room offers additional storage, plumbing for laundry appliances, and an external door leading to the side driveway.

DOWNSTAIRS WC

Completing the ground floor is a handy WC with low flush toilet & washbasin.



FIRST FLOOR

LANDING

with stairs to the second floor

BEDROOM ONE

Bedroom offering excellent proportions with tasteful décor/wall panelling, dressing area with sliding robes



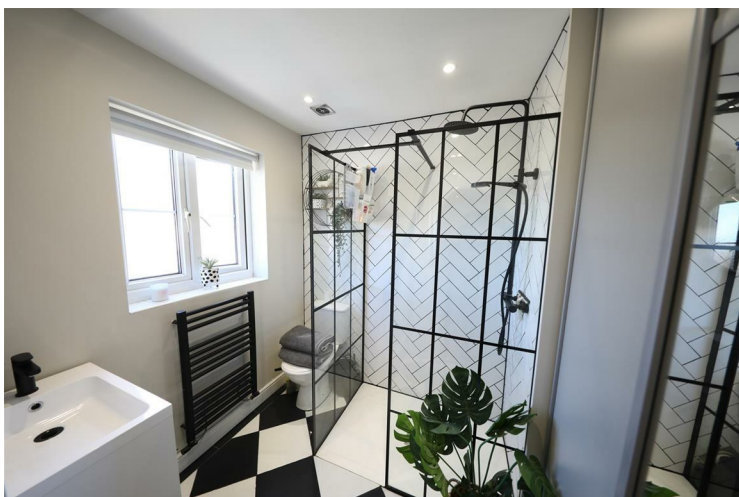
ENSUITE

high-end en-suite with double walk-in shower, quality fixed shower screen, low flush toilet, towel radiator & vanity unit with sink inset.



BATHROOM

The family bathroom continues the modern and contemporary theme with 3-piece suite in white, shower over bath and modern splashback tiling.



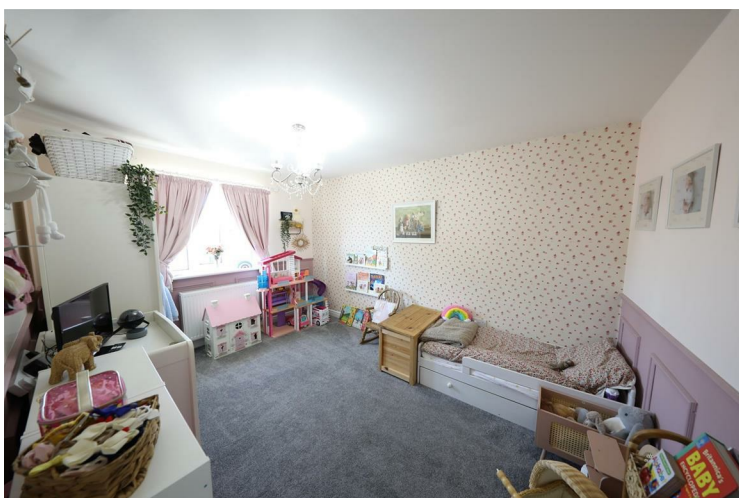
BEDROOM TWO

Bedroom 2 is a double, currently arranged as a child's bedroom.



SECOND FLOOR

To the 2nd floor is a cleverly converted loft space which has been expertly designed and executed to create 2 spacious bedrooms, perfect for families or could re-purposed as guestrooms, office/study. Both come with good storage options and plenty of natural light afforded by the rooflights.



BEDROOM THREE

Bedroom 3 is a good sized double and is currently set up as a child's bedroom.

BEDROOM FOUR



BEDROOM FIVE



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

Outside, the house benefits from a side driveway leading to rear brick built garage with steel door. To the rear is a beautiful landscaped garden with large paved area which features a huge fixed canopy with timber supports offering a perfect spot for families to sit and relax in any weather. Towards the rear of the garden is a turfed area with 6ft timber perimeter fencing. Garden benefits from a good degree of sunlight and privacy.



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

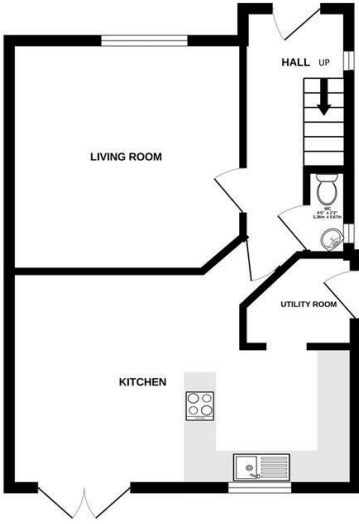
Symonds + Greenham have been informed that this property is in Council Tax Band C

VIEWINGS

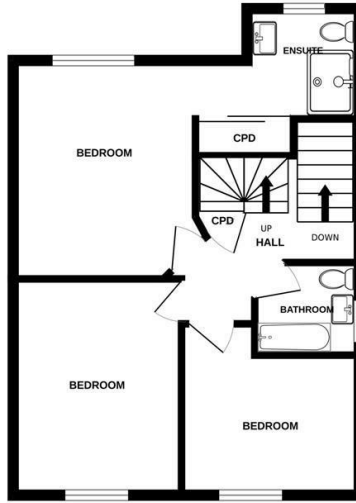
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

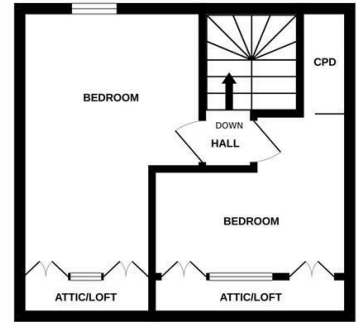
GROUND FLOOR



1ST FLOOR



2ND 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 | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

