



SYMONDS + GREENHAM

Estate and Letting Agents



The Chestnuts Back Lane, Hull, Yorkshire HU12 9AN

£700,000

Nestled in the charming village of Burton Pidsea, Hull, this stunning Grade II listed detached house is a true gem waiting to be discovered. Dating back to 1835, this unique period property boasts a rare blend of historical charm and modern convenience.

Spread across three floors, this remarkable home features two spacious reception rooms, four generously sized bedrooms, and two luxurious bathrooms. The well-proportioned rooms with high ceilings exude elegance and offer a sense of grandeur.

Having been meticulously replumbed, rewired, and refurbished by the current owners, this house is a perfect blend of classic architecture and contemporary comfort. The attention to detail is evident throughout, providing a seamless transition for the new owners to move in and start creating their own memories.

Situated on an incredible plot spanning just over half an acre, the property offers an extensive lawned side garden, perfect for outdoor activities and enjoying the fresh air. The village of Burton Pidsea itself is a delightful community with a Primary School, two welcoming public houses, a garage, and a village shop, catering to all your daily needs.

For those seeking more amenities, the nearby market town of Hedon is just a short drive away, offering a range of local conveniences including a supermarket, various restaurants, and additional public houses. This property truly offers a rare opportunity to own a piece of history in a picturesque setting while enjoying the comforts of modern living.

GROUND FLOOR

ENTRANCE HALL

with stair to first floor



LIVING ROOM

15'1 max x 14'5 max (4.60m max x 4.39m max)

with open fire place



SITTING ROOM

16'5 max x 14'9 max (5.00m max x 4.50m max)

with log burning stove



KITCHEN/DINER

35'3 max x 16'6 max (10.74m max x 5.03m max)

With a range of eye level and base level units with complimenting work surfaces, Belfast sink, space for fridge-freezer, plumbing for dishwasher, range master cooker, integrated microwave, stairs to first floor, stairs to Bedroom 4 and door to patio area.



UTILITY ROOM

17'3 max x 10'1 max (5.26m max x 3.07m max)

With base level units with complementing, worksurfaces, sink and drainer unit, plumbing for washing machine.



STUDY

12'6 max x 8'6 max (3.81m max x 2.59m max)



DOWNSTAIRS WC

With low-level WC and handbasin

BEDROOM 1

16'7 max x 15' max (5.05m max x 4.57m max)
with door to...



ENSUITE BATHROOM

12'8 max x 8'7 max (3.86m max x 2.62m max)
With low-level WC, handbasin, cloth of bath with overhead,
shower, attachment, shower cubicle, with overhead, shower,
heated towel rail



LEAN TO

13'8 max x 9'2 max (4.17m max x 2.79m max)
With double doors to patio area

GARAGE

22'5 max x 14'0 max (6.83m max x 4.27m max)

FIRST FLOOR

LANDING



BEDROOM 2

15' max x 14'5 max (4.57m max x 4.39m max)



BEDROOM 3

16' max x 14'2 max (4.88m max x 4.32m max)
with door to Jack and Jill ensuite



BEDROOM 4

17'4 max. 16'1 max (5.28m max. 4.90m max)
with stairs to loft space 3 and with door to...



JACK AND JILL ENSUITE

BATHROOM

14'6 max x 5'2 max (4.42m max x 1.57m max)
With low-level WC, handbasin, panel, bath, shower cubicle, with overhead, shower, heated towel rail, tiles to splashback areas



SECOND FLOOR

LOFT SPACE 1

45'9 max x 15'5 max (13.94m max x 4.70m max)
with door to...



LOFT SPACE 2

19' max x 15'11 max (5.79m max x 4.85m max)



LOFT SPACE 3

15'10 max x 15'10 max (4.83m max x 4.83m max)

OUTSIDE

The extensive plot is over half an acre in total with a beautiful side garden, laid to lawn with mature shrubbery and trees. The rear garden consists of a paved patio area and three brick built outhouses.

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



PARKING

The front of the property is gravelled providing off-street parking for multiple vehicles.



CENTRAL HEATING

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

TENURE

Symonds + Greenham have been informed that this property is Freehold.

COUNCIL TAX BAND

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

DISCLAIMER

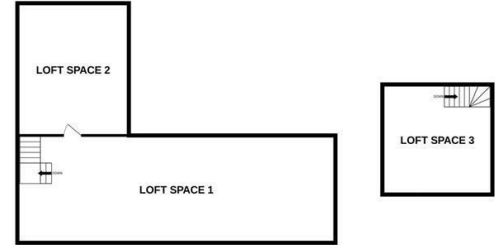
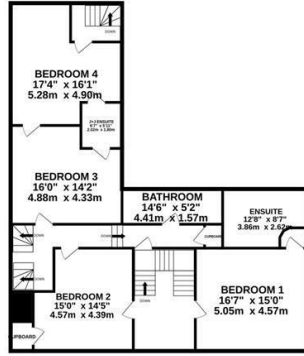
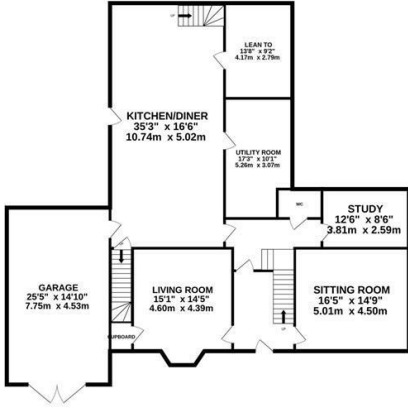
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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			
(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		

