



SYMONDS + GREENHAM

Estate and Letting Agents



35 Skeckling Close, Hull, HU12 9JA **Offers over £235,000**

OUTSTANDING FOUR BED SEMI-DETACHED HOME - EXTENDED - POPULAR LOCATION

Welcome to this outstanding four-bedroom semi-detached home located on the desirable Skeckling Close in Burstwick, Hull. This property is a gem, boasting two reception rooms, perfect for entertaining guests or simply relaxing with your family. As you step inside, you are greeted by a spacious lounge, a charming dining room, and a well-equipped kitchen. Additionally, there is an extension that currently serves as a bar, providing a unique space for unwinding after a long day. Upstairs, you will find four cosy bedrooms, with the main bedroom featuring an ensuite for added convenience. The family bathroom is beautifully appointed, perfect for your daily routines. The location of this property is truly unbeatable, with a range of amenities such as shops, supermarkets, cafes, bars, and restaurants just a stone's throw away. For families, the proximity to well-regarded schools makes this home an ideal choice. Easy access to transport links further enhances the convenience of this location. Outside, the property offers off-street parking, ensuring you never have to worry about finding a space. The rear garden is easy to manage, providing a lovely outdoor space for relaxation or al fresco dining on warm summer evenings. Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and experience the charm and convenience that this home has to offer.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

14'10 x 11'7 max (4.52m x 3.53m max)

A brilliant family room with excellent natural light.



DINING ROOM

8'11 x 8'8 max (2.72m x 2.64m max)

Another wonderful family room.



KITCHEN

8'11 x 8'9 max (2.72m x 2.67m max)

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



FAMILY ROOM

16'4 x 8'9 max (4.98m x 2.67m max)

A fantastic extension that provides another family room that is currently used as a bar.

WC

With a low level WC and a hand basin.

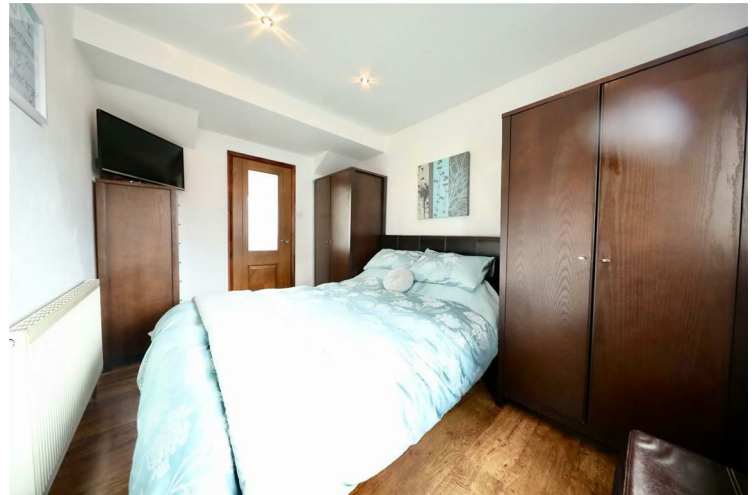


FIRST FLOOR

BEDROOM 1

12'0 x 8'1 max (3.66m x 2.46m max)

A wonderful bedroom with ensuite access.



ENSUITE

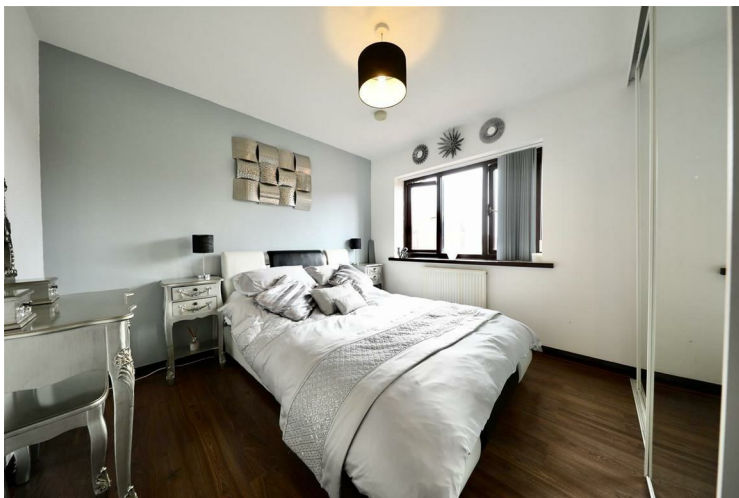
With a low level WC, a hand basin and a walk in shower



BEDROOM 2

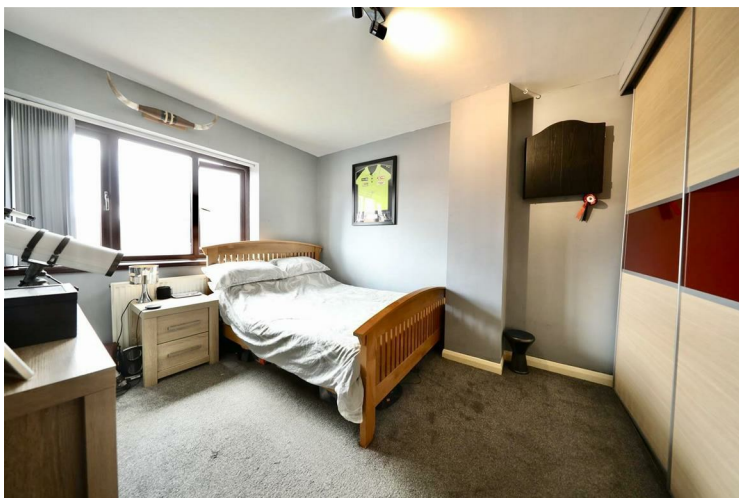
13'6 x 9'9 max (4.11m x 2.97m max)

Another good sized bedroom.



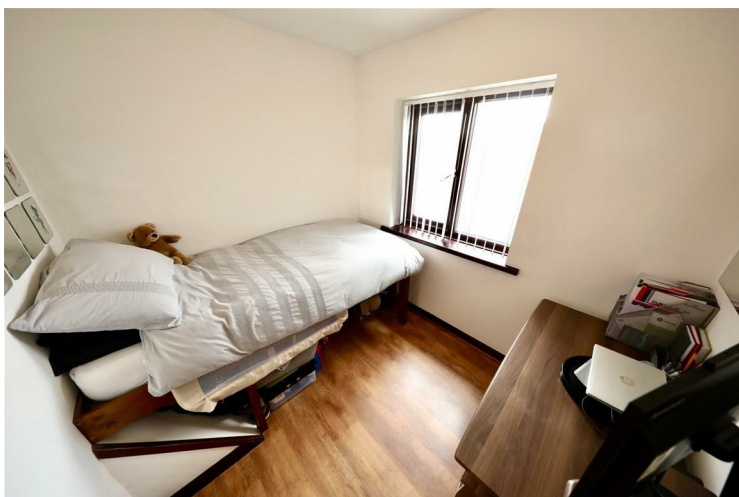
BEDROOM 3

11'2 x 10'0 max (3.40m x 3.05m max)



BEDROOM 4

8'3 x 7'1 max (2.51m x 2.16m max)



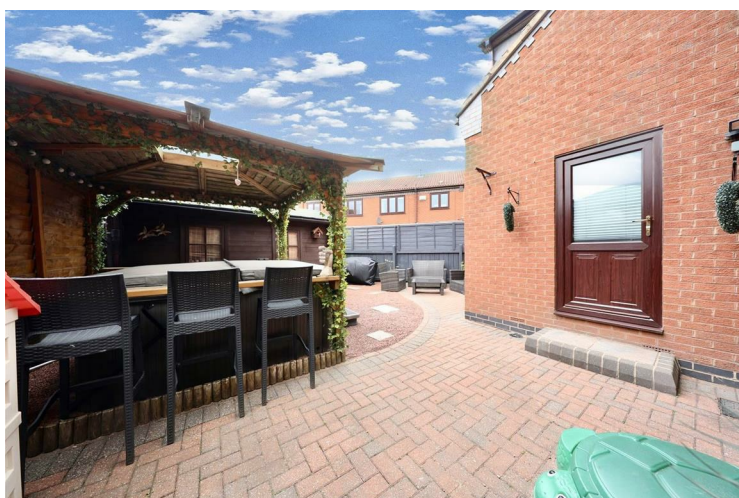
BATHROOM

With a low level WC, a hand basin and a bath.



OUTSIDE

The property benefits from off street parking to the front and an easy manage rear garden.



CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

TENURE

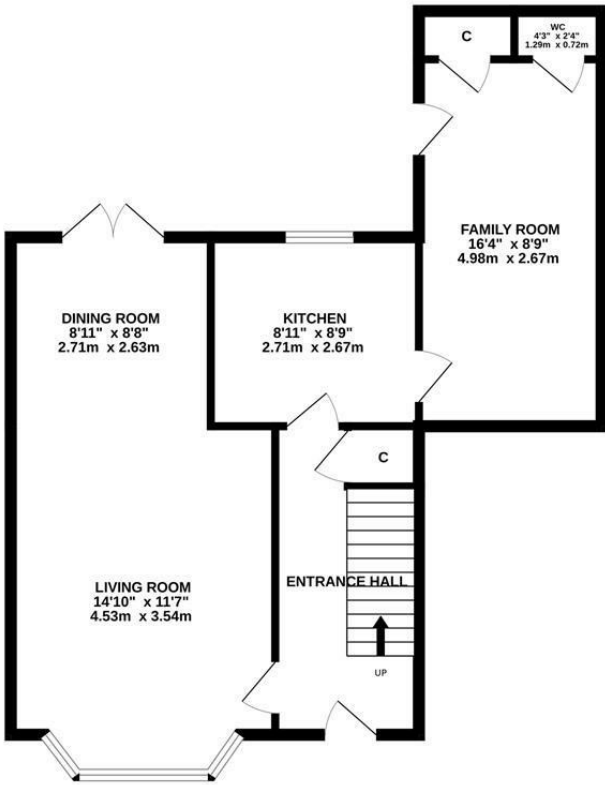
Symonds + Greenham have been informed that this property is Freehold

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

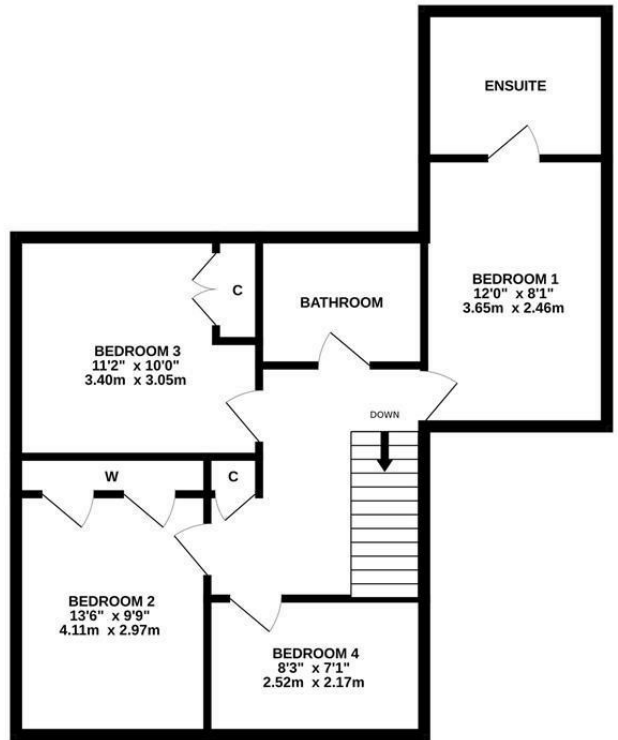
COUNCIL TAX

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

GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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	
(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	
(81-81) 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

