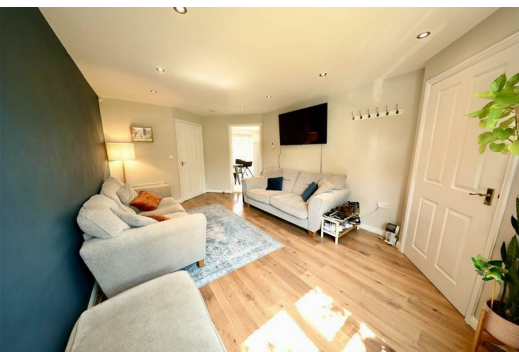




SYMONDS + GREENHAM

Estate and Letting Agents



28 Hayton Grove, Hull, HU4 6JX **£215,000**

OUTSTANDING THREE BED DETACHED HOME - STYLISH AND MODERN - GARAGE AND OFF STREET PARKING

Nestled in the charming Hayton Grove of Hull, this outstanding three-bedroom detached home is a true gem waiting to be discovered. Boasting a stylish and modern interior, this property features a spacious lounge, a well-equipped kitchen, a convenient WC, and a delightful conservatory on the ground floor. Upstairs, you'll find three inviting bedrooms, including an ensuite in the main bedroom, perfect for added privacy, and a family bathroom for your convenience. Conveniently located close to an array of amenities such as shops, supermarkets, cafes, bars, and restaurants, as well as reputable schools and excellent transport links, this home offers the perfect blend of comfort and convenience. Outside, the property offers parking space for one vehicle at the front, garage access for additional storage or parking, and a lovely rear garden where you can relax and unwind. Don't miss the opportunity to make this charming detached house your new home sweet home in the heart of Hull.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE

10'9 x 14'8 max (3.28m x 4.47m max)

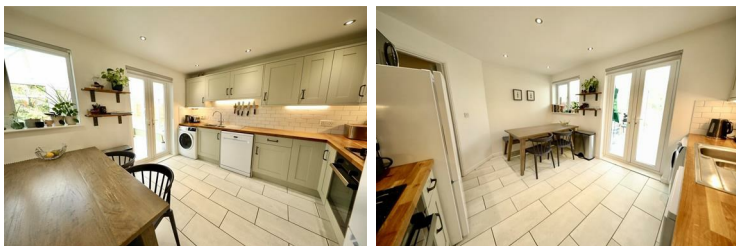
A wonderful family room with excellent natural light.



KITCHEN

10'8 x 12'7 max (3.25m x 3.84m 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, plumbing for a washing machine, plumbing for a dishwasher.



CONSERVATORY

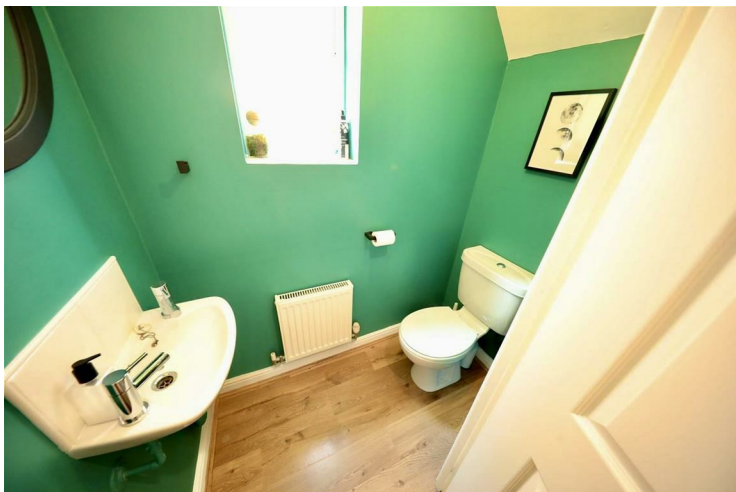
11'0 x 11'8 max (3.35m x 3.56m max)

Another inviting space looking out on to the garden.



WC

With a low level WC and a hand basin.



FIRST FLOOR

BEDROOM 1

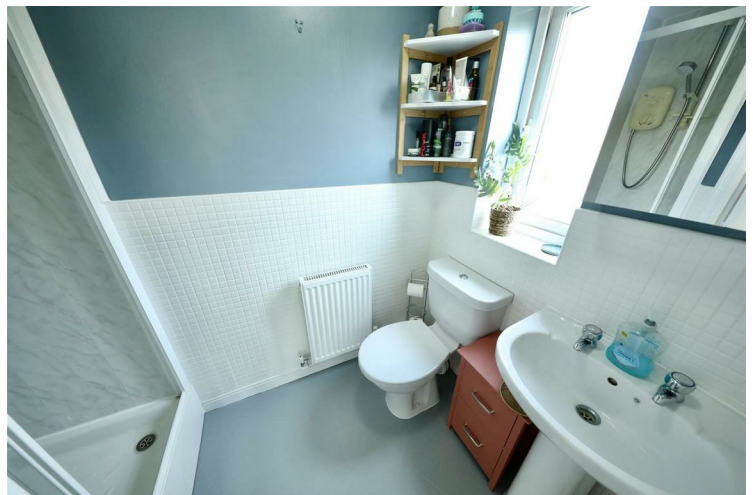
16'6 x 10'7 max (5.03m x 3.23m max)

A brilliant bedroom with ensuite access.



ENSUITE

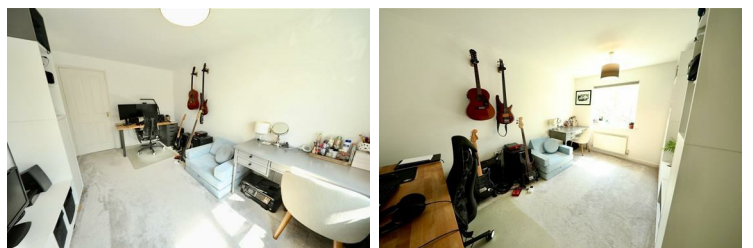
With a low level WC, a hand basin and a walk in shower.



BEDROOM 2

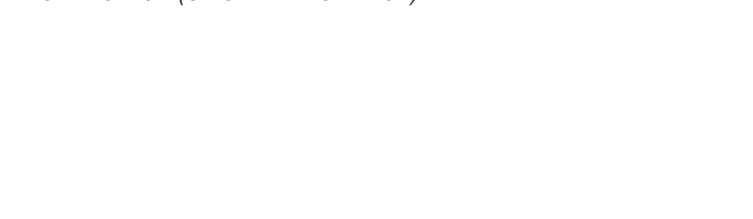
13'4 x 9'0 max (4.06m x 2.74m max)

Another well proportioned space.



BEDROOM 3

11'5 x 7'6 max (3.48m x 2.29m max)





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.

BATHROOM

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



OUTSIDE

The property benefits from off street parking to the front, a garage and a rear garden that is mainly gravelled.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

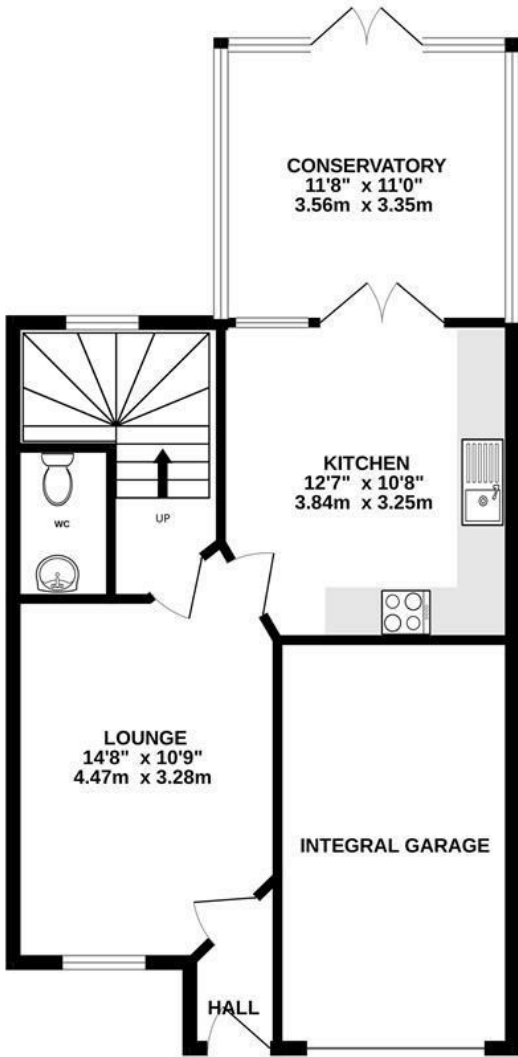
TENURE

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

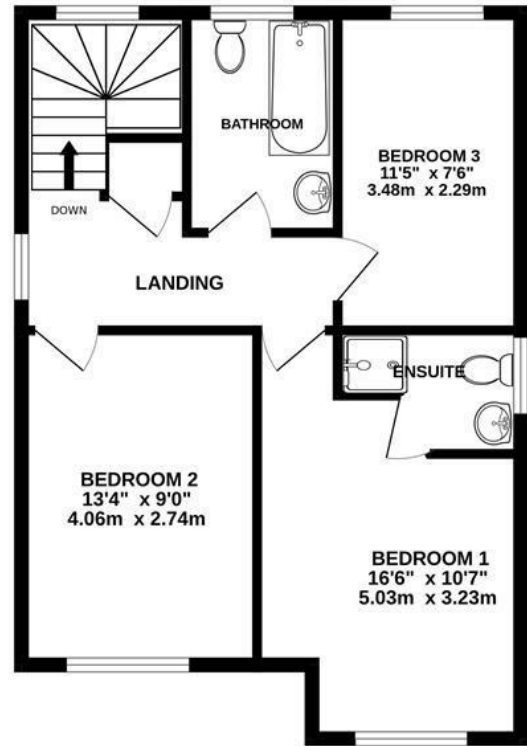
COUNCIL TAX BANDS

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

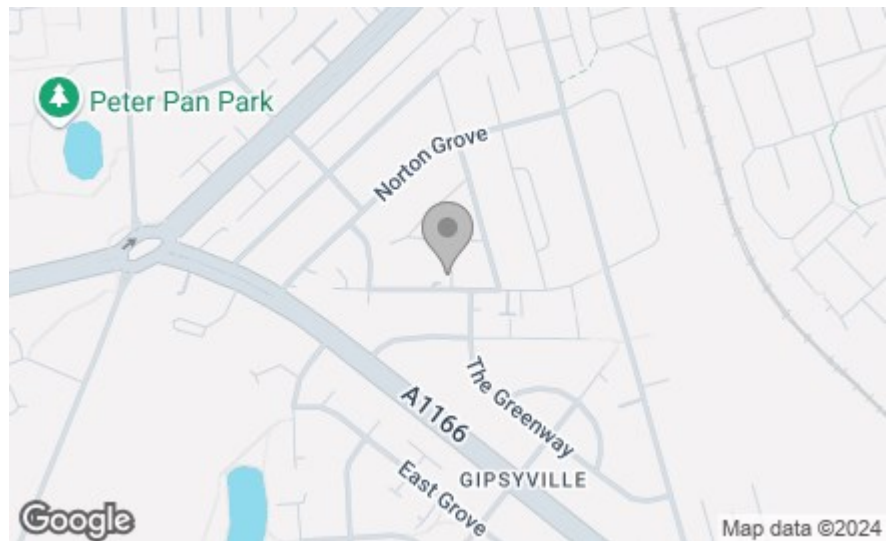
GROUND FLOOR



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			
(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		