



SYMONDS + GREENHAM

Estate and Letting Agents



30 Oribi Close, Hull, HU4 6UW

£160,000

75% SHARED OWNERSHIP - DETACHED TWO BED BUNGALOW - FRONT AND REAR GARDENS - ADVANTAGEOUS CORNER PLOT - POPULAR LOCATION - AMPLE OFF STREET PARKING

This delightful two bedroom detached bungalow is nestled in a highly sought after and peaceful residential area off Summergroves Way, offering the perfect balance of peaceful living with excellent transport links and convenient access to nearby amenities. The property occupies an advantageous corner plot, showcasing beautifully maintained front and rear gardens that offer a picturesque setting for outdoor enjoyment.

Inside, the bungalow features a welcoming entrance hall leading to a modern kitchen that is both functional and stylish, a contemporary shower room, and a spacious primary bedroom, alongside a comfortable second bedroom. The living room is tastefully decorated and flows seamlessly into a bright and airy conservatory, which is ideal for relaxing and enjoying the garden views.

Externally, the property benefits from a wrap around rear garden that provides plenty of outdoor space, as well as a secluded front garden for added privacy. A good sized side drive offers ample off street parking, making this a truly exceptional home in a sought after location.

This well presented bungalow is an outstanding opportunity to secure a home in a desirable location, combining comfort, style, and practicality in one impressive package.

DONT DELAY...BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with double storage cupboard and door to,,

BATHROOM

tilled throughout, with low level w/c, pedestal sink basin, heated towel rail and walk in shower



KITCHEN

11'1 x 10'1 max (3.38m x 3.07m max)

a good sized, modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, space for oven, space for fridge freezer and plumbing for washing machine



BEDROOM 1

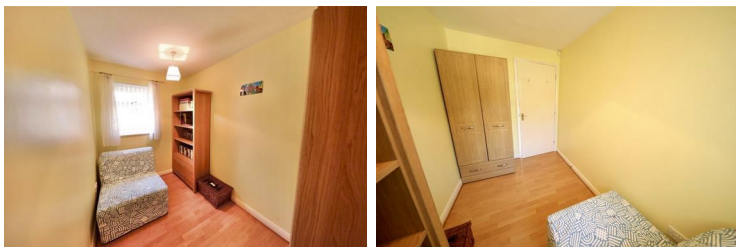
13'1 x 8'1 max (3.99m x 2.46m max)

a spacious primary bedroom with overhead fitted units and views overlooking the garden



BEDROOM 2

9'1 x 6'0 max (2.77m x 1.83m max)



LIVING ROOM

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

a well presented living room with electric fireplace



CONSERVATORY

9'1 x 8'1 max (2.77m x 2.46m max)

a wonderful reception room with views of the garden and patio



REAR GARDEN

a fantastic wrap around garden mainly laid to lawn with paved patio and raised gravelled area, enclosed by hedge border and timber fencing



FRONT GARDEN

a superb lawned garden with hedge border providing privacy



PARKING

The property benefits from a generous side drive, with iron gate, providing off street parking for up to 3 vehicles

CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

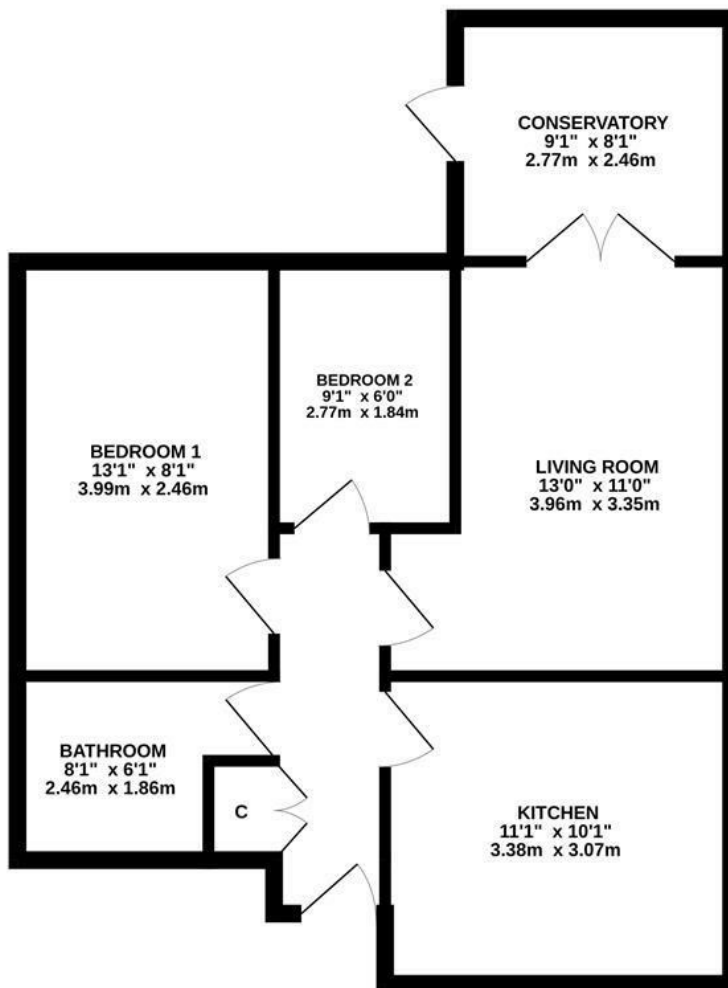
Symonds + Greenham have been informed that this property is Leasehold.

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

VIEWINGS

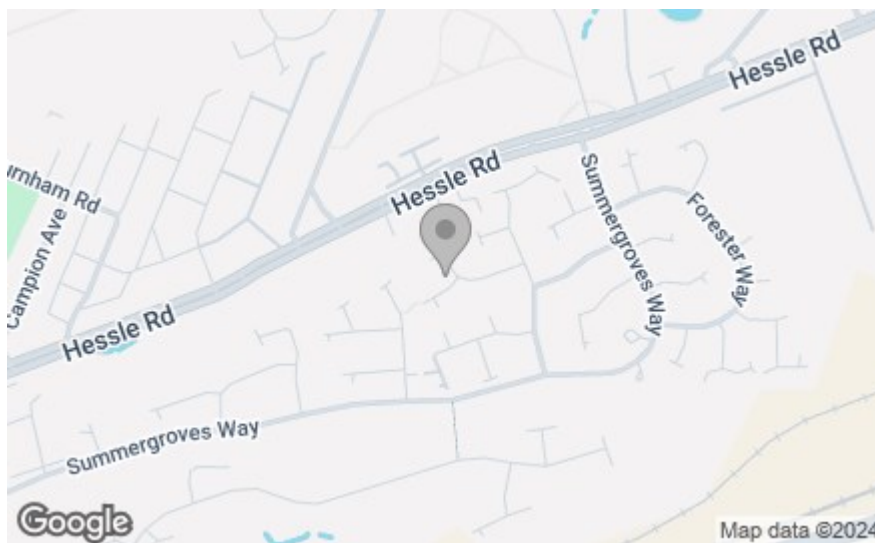
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 601 sq.ft. (55.8 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
	90
	71
<small>Very energy efficient - lower running costs</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
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