



SYMONDS + GREENHAM

Estate and Letting Agents



26 Celandine Close, Hull, HU5 5GA **Offers over £250,000**

BEAUTIFUL THREE BED DETACHED - POPULAR HU5 LOCATION - IMMACULATE THROUGHOUT - OFF STREET PARKING - OPEN PLAN LIVING - TWO RECEPTION ROOMS

This beautifully presented three bedroom detached property on Celandine Close, located just off County Road North, sits in a popular and quiet residential area in the heart of HU5. With close proximity to excellent schools and local amenities, this home is perfect for families looking for convenience and a peaceful living environment. The living room has been freshly decorated, and the property boasts a brand new boiler, adding to its appeal. The ground floor offers a spacious and well thought out layout that provides plenty of room for relaxation and entertaining. As you enter, you're greeted by a welcoming entrance hall that leads to a comfortable lounge. The home also features a second living room, perfect for unwinding. In the heart of the home, you'll find a stunning open plan modern kitchen and dining area. This beautifully designed space is ideal for everyday family meals and entertaining guests. The kitchen is fitted with contemporary units, providing ample storage and workspace, making it stylish and functional.

Upstairs, the first floor comprises three generously sized bedrooms, all of which offer plenty of space, natural light, and comfort. Each bedroom is thoughtfully decorated, offering a neutral and modern feel, making it easy to add your own personal touches. The family bathroom is well appointed and designed with both style and functionality in mind.

Externally, the property benefits from a recently landscaped, south facing rear garden, perfect for enjoying the sun and outdoor living. The home also offers off street parking at the front for multiple vehicles, making this a highly desirable property for any buyer looking for style, comfort, and convenience.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with door to living room and door to...

LOUNGE

12'0 x 7'8 max (3.66m x 2.34m max)

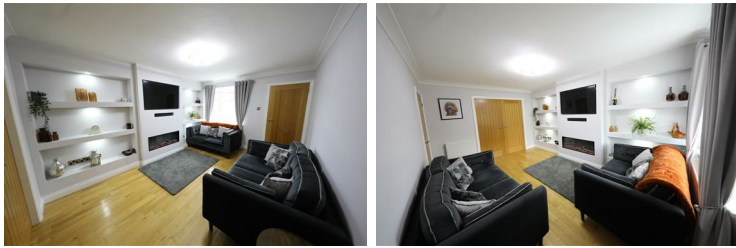
a beautifully presented living space, with under stairs storage cupboard



LIVING ROOM

14'6 x 10'5 max (4.42m x 3.18m max)

a recently redecorated stylish living space with media wall and high end electric fire, with doors to...



KITCHEN

17'0 x 7'9 max (5.18m x 2.36m max)

a fantastic modern kitchen with a range of eye and base level units with complementing work surfaces, floor to ceiling storage units, sink basin with mixer tap and drainer unit, integrated oven with gas hob and overhead extractor fan, integrated dish washer, integrated washing machine, integrated fridge freezer, kick board heaters, adjoining the...



DINING ROOM

9'5 x 9'3 max (2.87m x 2.82m max)

immaculate dining room with double doors to the rear garden



FIRST FLOOR

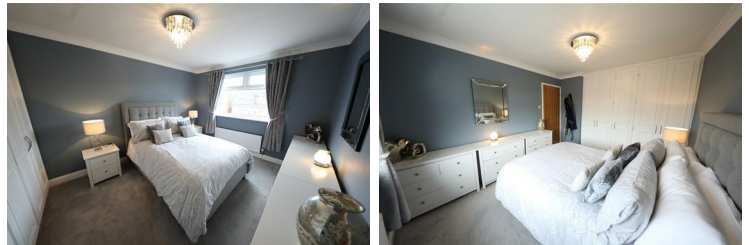
LANDING



BEDROOM 1

11'9 x 10'1 max (3.58m x 3.07m max)

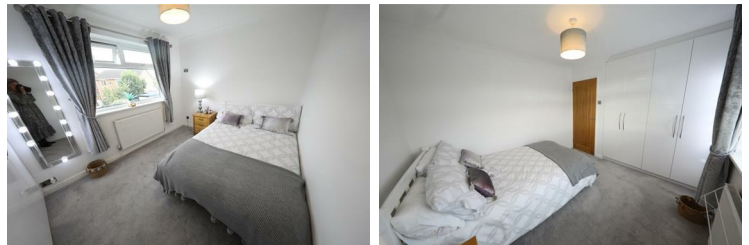
a spacious primary bedroom with fitted wardrobes



BEDROOM 2

10'2 x 8'8 max (3.10m x 2.64m max)

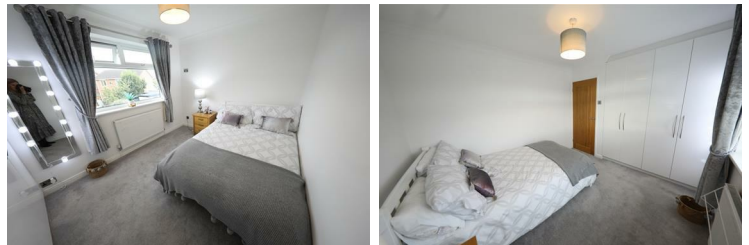
another good sized double bedroom with fitted wardrobes



BEDROOM 3

8'7 x 8'1 max (2.62m x 2.46m max)

a good sized third bedroom





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.

VIEWINGS

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

BATHROOM

a good sized family bathroom, tiled throughout, with low level w/c, floating sink basin, heated towel rail and panelled bath with overhead shower attachment



OUTSIDE

recently landscaped, the property boasts an immaculate, low maintenance rear garden, mainly laid to lawn with block paved patio and border, raised flower bed and shed, enclosed by timber fencing.

To the front, the property benefits from a block paved double drive, providing off street parking for multiple 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.

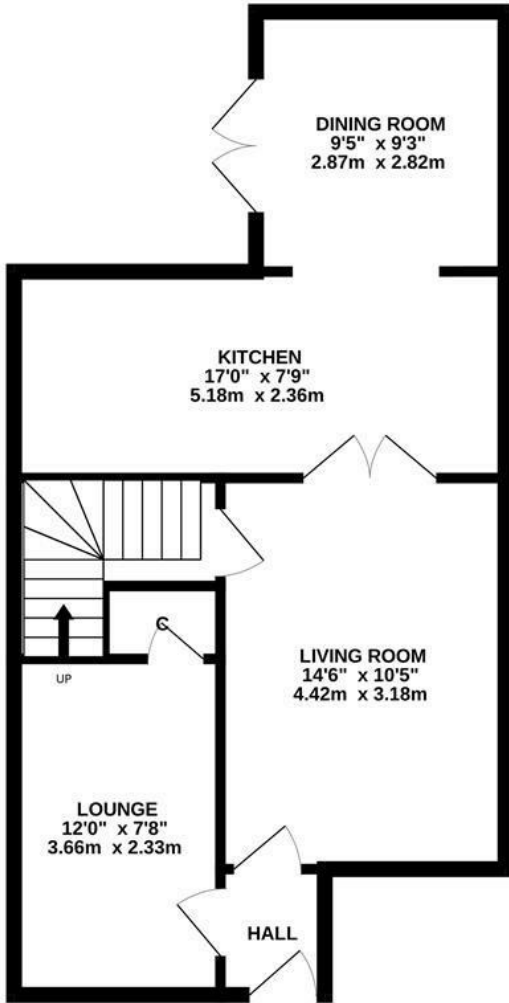
DISCLAIMER

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.

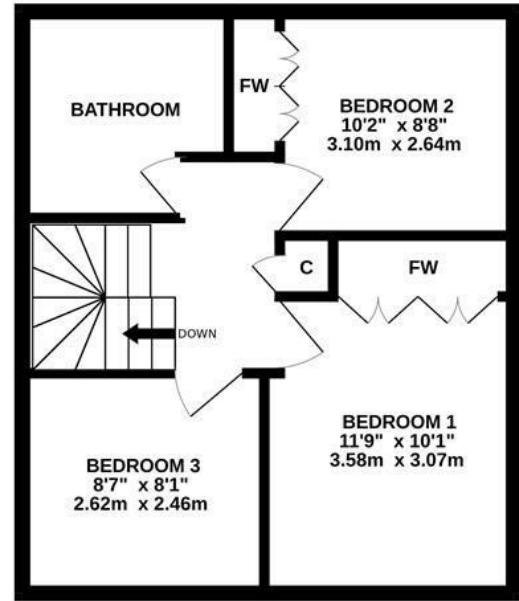
DOUBLE GLAZING

The property has the benefit of double glazing.

GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.

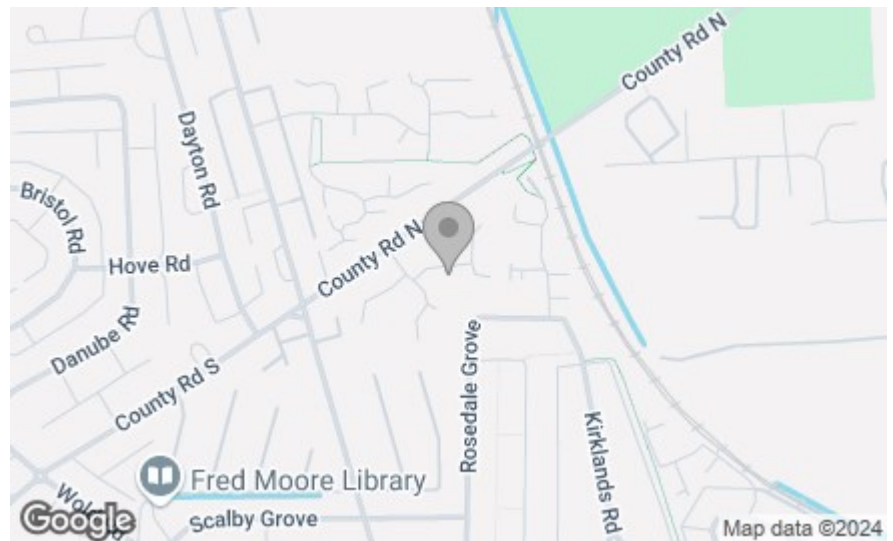


1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
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