



SYMONDS + GREENHAM

Estate and Letting Agents



21 Ings Lane, Hull, Yorkshire HU6 0AL **£375,000**

Experience tranquility and comfort in this exquisite three-bed detached home on Ings Lane, Dunswell. A true gem boasting a generous rear garden with a summerhouse, garage/workshop, and stable, perfect for outdoor enthusiasts. Bask in the beauty of landscaped gardens, while enjoying uninterrupted field views. The heart of the home is a spacious open plan kitchen, dining, and living area with a central island and double bi-folding doors leading to the garden, creating a seamless indoor-outdoor living experience. The property offers ample off-street parking, catering to multiple vehicles. Nestled on a serene country cul-de-sac, equidistant from Beverley and Kingswood, this stunning family home has been lovingly transformed by its owners, offering the ideal blend of luxury and countryside serenity.

DON'T MISS OUT.....BOOK YOUR VIEWING TODAY!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor



LOUNGE

18'6 max x 13'6 max (5.64m max x 4.11m max)

A beautiful reception room with multifuel log burner ideal for those cosy winter evenings



OPEN PLAN KITCHEN/DINING/LIVING

19'7 max x 24'8 max (5.97m max x 7.52m max)

A stunning Open Plan ground floor with double bi-folding doors to the rear garden



KITCHEN

With a range of eye level and base level units with complementing wooden work surfaces, a range of integrated appliances including microwave, dishwasher, washing machine, electric oven and fridge freezer, Belfast sink with mixer tap and central island housing the conduction hub



DINING

With sliding doors to the pantry/utility room



LIVING



BATHROOM

With low-level WC, vanity handbasin unit, heated towel rail, walk-in shower with overhead shower attachment, standalone bath with mixer tap and shower attachment and tiles to splashback areas



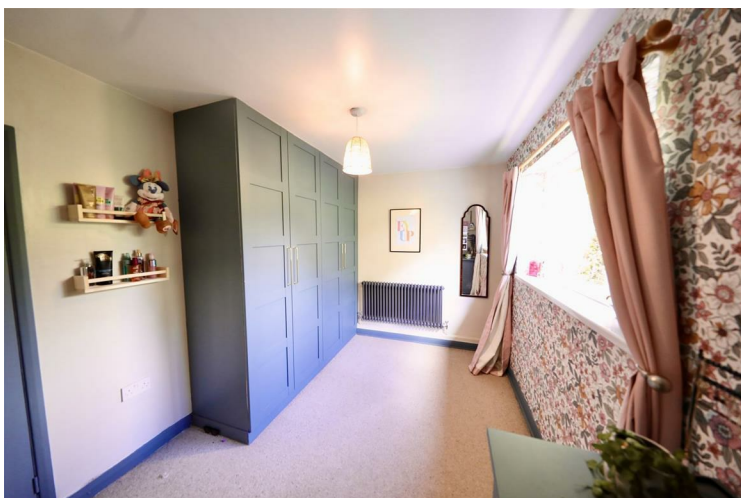
BEDROOM THREE

8'7 max x 12'2 max (2.62m max x 3.71m max)
An excellent sized double bedroom



BALCONY

With excellent views to the rear garden balconies is a superb place to relax and enjoy a coffee in the morning overlooking the garden



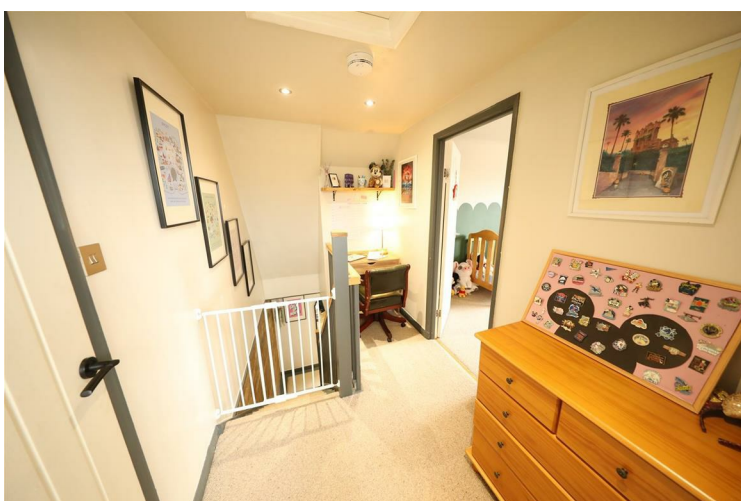
FIRST FLOOR

LANDING



BEDROOM TWO

12'9 max x 13'9 max (3.89m max x 4.19m max)
Another good size double bedroom with inbuilt wardrobes



BEDROOM ONE

12'3 max x 10'11 max (3.73m max x 3.33m max)
Excellent sized double bedroom with inbuilt wardrobes and French doors to the balcony

WC

With low-level WC and vanity handbasin unit



OUTSIDE

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.



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

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

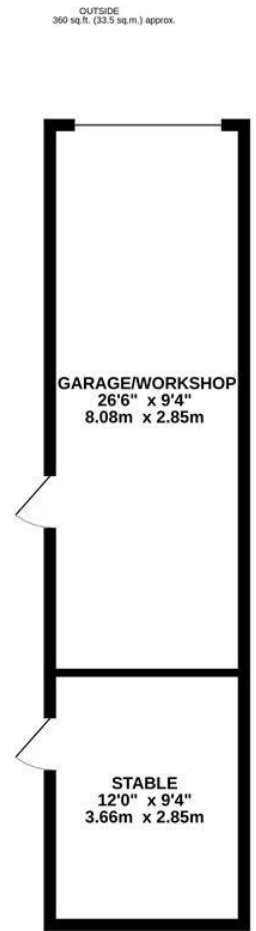
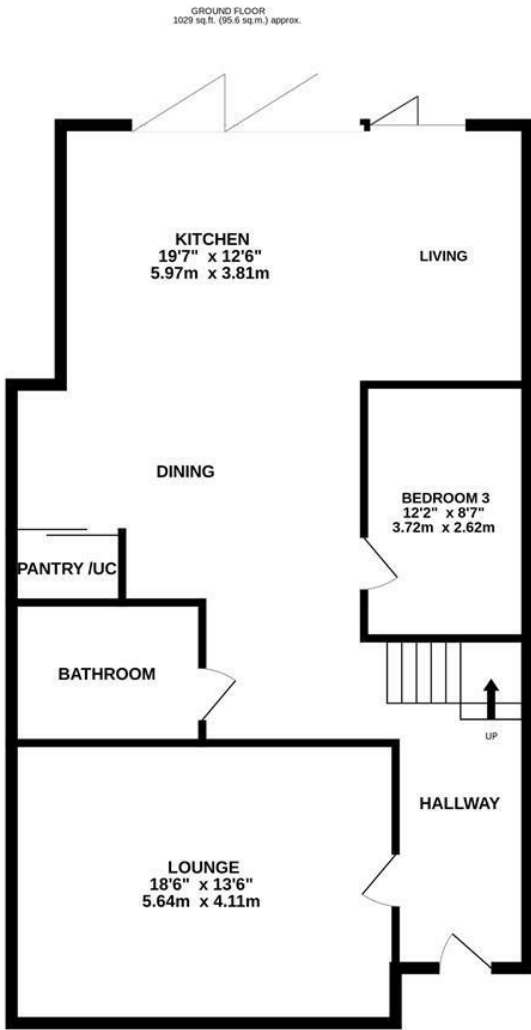
COUNCIL TAX BAND

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

VIEWINGS

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

DISCLAIMER



TOTAL FLOOR AREA : 1787 sq.ft. (166.0 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
	76
58	

Very energy efficient - lower running costs

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 CO₂ emissions

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales

EU Directive 2002/91/EC

