



SYMONDS + GREENHAM

Estate and Letting Agents



17 Grizedale, Hull, HU7 4AY **£175,000**

OUTSTANDING THREE BED DETACHED CHALET BUNGALOW - TWO WONDERFUL GARDENS - POPULAR LOCATION

Nestled in the charming area of Grizedale, Hull, this outstanding three-bedroom detached dormer bungalow is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious lounge, a cosy dining room, a well-equipped kitchen, a versatile third bedroom, and a convenient WC on the ground floor. Venture upstairs to find two more inviting bedrooms and a modern shower room, offering comfort and style in every corner. The property boasts off-street parking, a rare find in this area, and not just one but two delightful garden spaces to enjoy - one at the front and another at the rear, perfect for relaxing or entertaining guests. Conveniently located near a plethora of amenities including shops, supermarkets, cafes, bars, and restaurants, this bungalow is ideal for those seeking a vibrant lifestyle. With well-regarded schools and excellent transport links within easy reach, this property offers both convenience and comfort for you and your family. Don't miss the opportunity to make this charming bungalow your new home sweet home in the heart of Grizedale.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

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

LIVING ROOM

11'0 x 16'0 max (3.35m x 4.88m max)

A wonderful family room with excellent natural light.

DINING ROOM

9'0 x 8'11 max (2.74m x 2.72m max)

Another brilliant family space.

KITCHEN

12'0 x 9'0 max (3.66m x 2.74m max)

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

BEDROOM 3

8'0 x 9'1 max (2.44m x 2.77m max)

A fantastic space that is a third bedroom but is currently used as another reception room.

WC

With a low level WC and a hand basin.

STORAGE

An incredible storage space.

FIRST FLOOR

BEDROOM 1

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

A main bedroom with space for storage.

BEDROOM 2

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

Another great bedroom, again with space for storage.

BATHROOM

8'0 x 4'0 max (2.44m x 1.22m max)

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

OUTSIDE

The property benefits from off street parking and two fantastic garden spaces to the front and back.

CENTRAL HEATING

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

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.

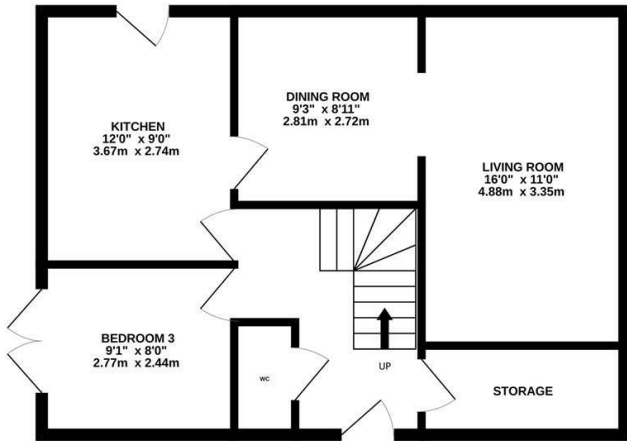
TENURE

Symonds + Greenham have been informed that this property is Freehold

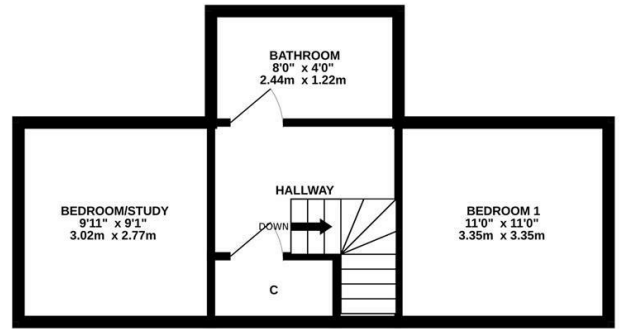
If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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	
(81-91) 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

