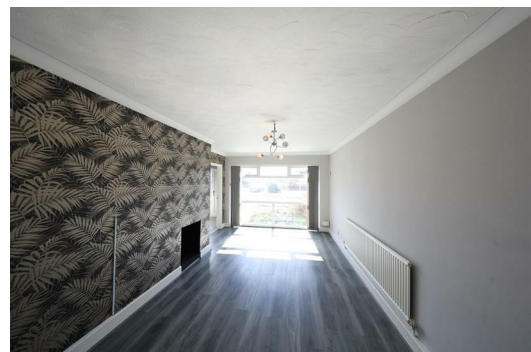




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 8 Leonard Close, Hull, HU12 8AH

### Offers over £145,000

Set in the picturesque riverside village of Paull, this spacious semi-detached dormer bungalow offers an exciting opportunity for buyers seeking a home with great potential and no onward chain. With three generously sized double bedrooms, it's perfectly suited to families, downsizers, or those needing flexible living space.

Inside, a welcoming reception room provides a cosy hub for relaxing or entertaining, while a well-equipped bathroom serves the practical needs of daily life. Though the property would benefit from some updating, it's priced to reflect this—giving you the chance to add value and tailor it to your taste.

Outside, the standout feature is the exceptional parking provision—space for numerous vehicles—alongside a garage offering additional storage or workshop potential.

Paull's charm lies not only in its riverside setting but also its strong sense of community and access to local amenities including shops and leisure facilities. Whether you're looking to settle down, invest, or renovate, this chain-free property is a fantastic blank canvas in a truly lovely location.

## GROUND FLOOR

### ENTRANCE HALL

a large entrance hall with stairs to the first floor

### LOUNGE

10'6 x 16'2 (3.20m x 4.93m )

A spacious reception room flooded with natural light and French doors to the rear garden

### KITCHEN DINER

19'7 x 11'5 (5.97m x 3.48m )

An impressive 20 foot open plan kitchen diner with views to the rear garden

### KITCHEN

with a range of eye and base level units with complementing work surfaces, integrated electric oven and grill, gas hob with overhead extractor fan, ceramic sink and drainer unit, plumbing for washing machine, space for fridge freezer, integrated dishwasher and door to the rear garden and side drive

### UTILITY ROOM

A versatile space that could be used for various purposes with understairs storage cupboard

## FIRST FLOOR

### LANDING

overlooking the entrance hall

### BEDROOM ONE

10'1 x 14'3 (3.07m x 4.34m )

An excellent sized double bedroom

### BEDROOM TWO

9'4 x 12'4 (2.84m x 3.76m )

A second good sized double bedroom

### BEDROOM THREE

9'5 x 9'9 (2.87m x 2.97m )

A third double bedroom

### BATHROOM

5'8 x 7'5 (1.73m x 2.26m )

with low level WC, vanity hand basin unit, heated towel rail, panelled bath with shower attachment and tiles from floor to ceiling

### OUTSIDE

The generous rear garden is laid to block paved patio, lawn and enclosed by timber fencing providing an excellent space to relax or entertain guests

### PARKING

The property benefits from a front and side drive and detached garage to the rear providing off street parking for a number of vehicles and external storage space

### 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 B

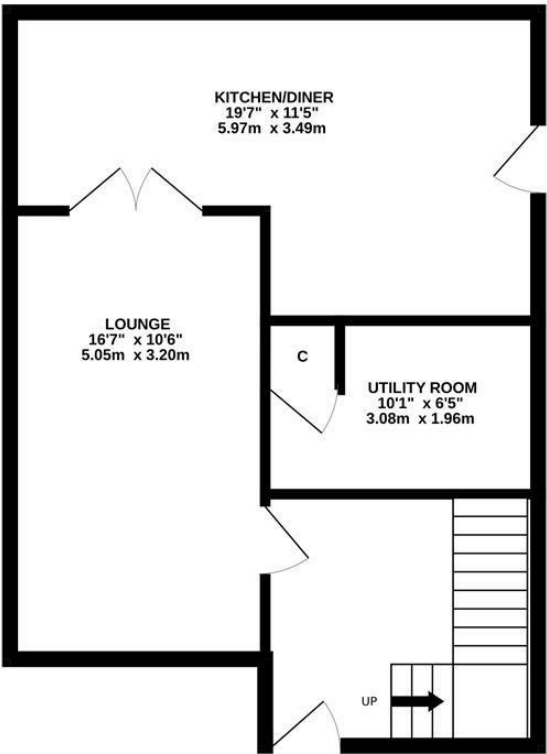
### VIEWINGS

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

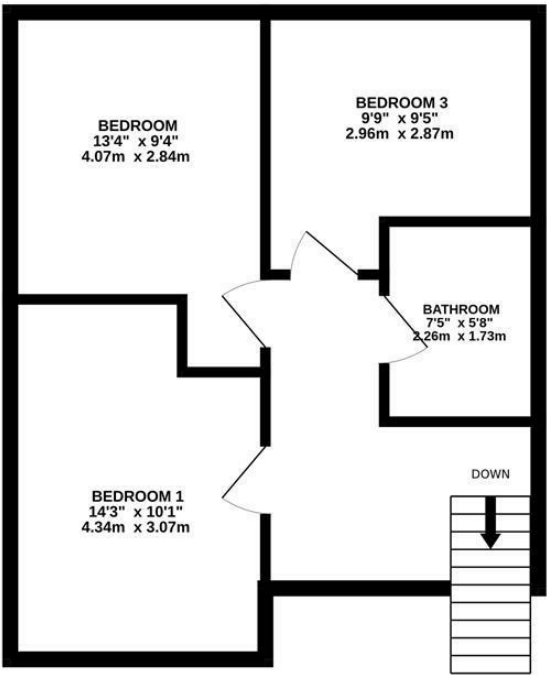
### DISCLAIMER

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.

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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