



SYMONDS + GREENHAM

Estate and Letting Agents



7 Beckdale, Hull, HU7 6EG

£240,000

FOUR GENEROUSLY SIZED BEDROOMS INCLUDING MASTER WITH ENSUITE - THREE SPACIOUS RECEPTION ROOMS IDEAL FOR FAMILY LIVING - GARAGE AND OFF-STREET PARKING IN A PEACEFUL CUL-DE-SAC LOCATION

Nestled in the tranquil cul-de-sac of Beckdale, Hull, this remarkable four-bedroom detached house offers a perfect blend of comfort and convenience for family living. The property features three spacious reception rooms, providing ample space for family gatherings and entertaining friends. The master bedroom serves as a private retreat, complete with an ensuite bathroom that ensures both comfort and privacy. The additional three bedrooms are generously sized, making them ideal for children, guests, or even a home office.

With a total of two bathrooms, this home caters to the demands of busy family life, ensuring that everyone has the space they need. Outside, the property is complemented by a garage and off-street parking for two vehicles, a highly sought-after feature in today's market. The peaceful setting of the cul-de-sac enhances the overall appeal, making it an ideal location for families seeking a safe and welcoming environment.

Moreover, the home is conveniently situated near well-regarded schools, ensuring that educational needs are easily met. This delightful property combines modern living with a serene atmosphere, making it a perfect choice for families looking to settle in a friendly community. Do not miss the opportunity to make this charming house your new home.

HALLWAY

With under-stairs storage

LOUNGE

18'1 x 10'10 max (5.51m x 3.30m max)

CONSERVATORY

12'7 x 9'7 max (3.84m x 2.92m max)

With french doors leading to the garden

DOWNSTAIRS W/C

With low level w/c, hung hand basin and heated towel rail

DINING ROOM

10'9 x 10'6 max (3.28m x 3.20m max)

With bay window

KITCHEN

13'3 x 9'0 max (4.04m x 2.74m max)

With base to eye level units, complementary work top surfaces, sink and draining unit, electric oven and gas hob with overhead extractor fan, integrated fridge freezer, integrated washing machine, tiled to splash back areas

BEDROOM ONE

11'5 x 9'11 max (3.48m x 3.02m max)

With fitted wardrobes and ensuite

EN SUITE

Featuring a corner shower, low level w/c, pedestal sink and heated towel rail

BATHROOM

6'5 x 5'9 max (1.96m x 1.75m max)

Featuring a panelled bath with overhead shower attachment, pedestal hand basin, low level w/c, tiled to splash back areas

BEDROOM TWO

10'6 x 9'0 max (3.20m x 2.74m max)

With fitted cupboard

BEDROOM THREE

10'9 x 6'6 max (3.28m x 1.98m max)

BEDROOM FOUR

9'0 x 6'6 max (2.74m x 1.98m max)

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"

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

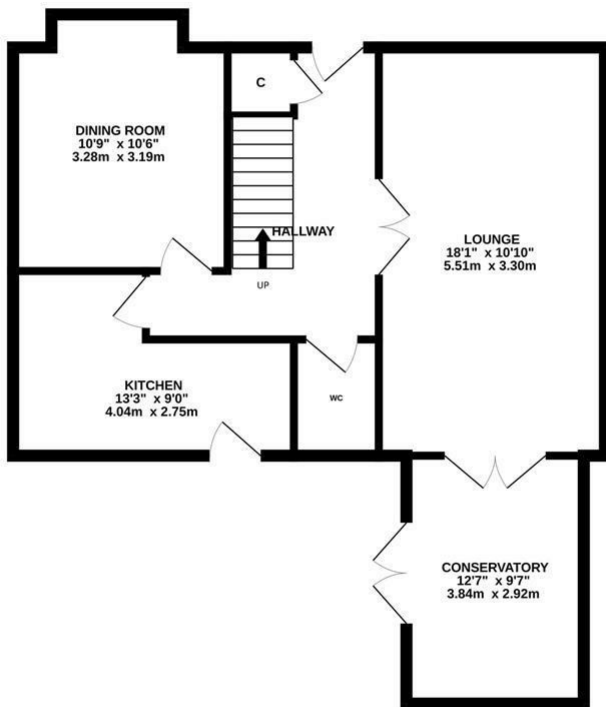
DISCLAIMER

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.

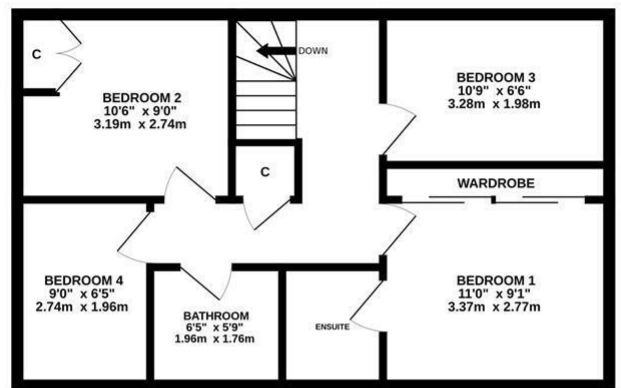
VIEWINGS

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

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	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	

