



SYMONDS + GREENHAM

Estate and Letting Agents



9 Ferryman Close, Hull, HU7 5ET

£325,000

FOUR SPACIOUS BEDROOMS INCLUDING LUXURIOUS MASTER WITH ENSUITE - STUNNING COUNTRYSIDE VIEWS AND ACCESS TO NATURE WALKS - LARGE KITCHEN/DINER AND OFF STREET PARKING

Nestled in the tranquil setting of Ferryman Close, Wawne this beautiful four-bedroom detached house offers a perfect blend of comfort and elegance. As you approach the property, you are greeted by stunning views of the surrounding countryside, with fields and wildlife creating a picturesque backdrop.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the impressive kitchen/diner, which is both large and well-appointed, making it a delightful space for family meals and gatherings. The master bedroom is a true retreat, complete with an ensuite bathroom that adds a touch of luxury to your daily routine. The additional three bedrooms are generously sized, providing ample space for family or guests.

This property also boasts two well-designed bathrooms, ensuring convenience for all residents. With parking available for up to three vehicles, you will never have to worry about finding a space. For those who enjoy the outdoors, the nearby park and nature walks lead to the charming areas of Beverley and Tickton, offering a perfect opportunity to explore the natural beauty of the region.

In summary, this detached house on Ferryman Close is not just a home; it is a lifestyle choice, combining modern living with the serenity of a country setting. It is an ideal opportunity for families seeking a peaceful yet accessible location.

LOUNGE

14'10 x 12'6 max (4.52m x 3.81m max)

Electric fire place

DOWNSTAIRS W/C

Featuring a low level w/c and vanity hand basin

KITCHEN/DINER

22'9 x 11'9 max (6.93m x 3.58m max)

With a range of base to eye level units, complementary work top surfaces, stainless steel sink and draining unit, integrated fridge freezer, electric oven and gas hob with overhead extractor fan, integrated dishwasher, breakfast island with fitted with electrics, two lots of french doors leading to the garden

BEDROOM ONE

15'2 x 12'7 max (4.62m x 3.84m max)

With ensuite

ENSUITE

Featuring a large walk in shower, low level w/c, vanity hand basin, heated towel rail and tiled floor to ceiling

BEDROOM TWO

10'9 x 9'11 max (3.28m x 3.02m max)

BEDROOM THREE

11'11 x 11'3 max (3.63m x 3.43m max)

With fitted wardrobes

BEDROOM FOUR

11'1 x 11'3 max (3.38m x 3.43m max)

With fitted wardrobes

BATHROOM

7'6 x 6'3 max (2.29m x 1.91m max)

Featuring a panelled bath with over overhead shower attachment, low level w/c, vanity hand basin, tiled floor to ceiling

OUTSIDE

Stunning views front the front of the property with drive for off street parking. Rear garden is mainly to laid to lawn surrounded by shrubbery with patio paved seating area

GARAGE

With electric door and fitted with complementary work top surfaces and space for washer and drier

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 "D"

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

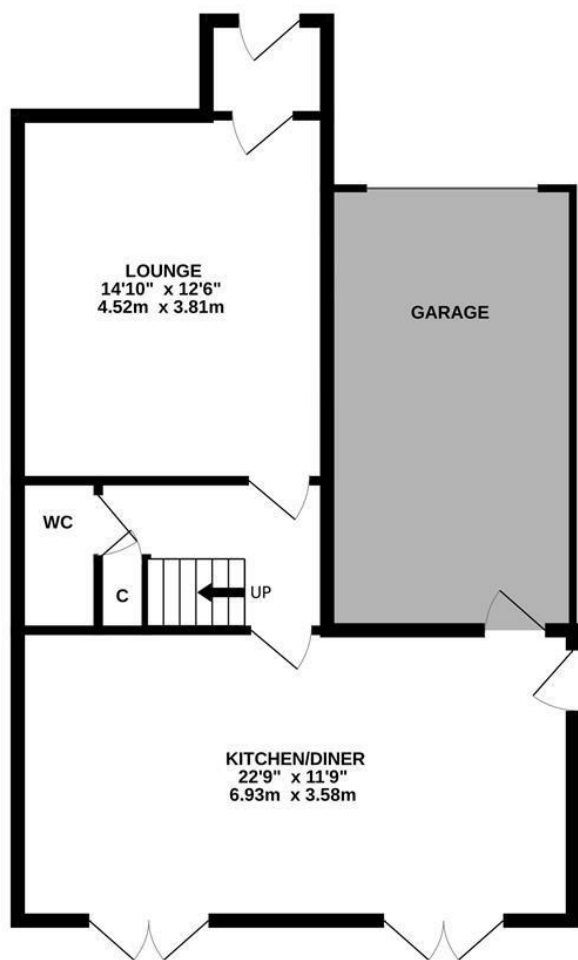
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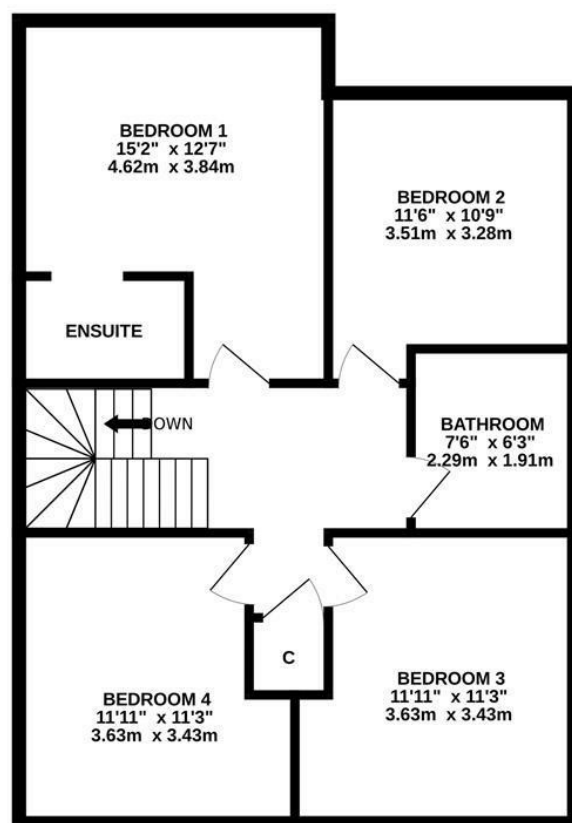
TENURE

Symonds + Greenham have been informed that this property is Freehold

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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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | 93 |
| (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 | | | |
| (92 plus) A | | | 84 |
| (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 | |

