



SYMONDS + GREENHAM

Estate and Letting Agents



57 Runnymede Lane, Hull, East Yorkshire HU7 3AD

Offers over £274,000

GARAGE AND DRIVEWAY - BEAUTIFUL FOUR BED DETACHED - POPULAR LOCATION CLOSE TO AMENITIES - OPEN PLAN LIVING - TWO BATHROOMS - LANDSCAPED SOUTH FACING GARDEN - IMMACULATELY PRESENTED THROUGHOUT

This beautiful four bedroom detached property on Runnymede Lane offers stylish, contemporary living in an ideal location. Immaculately presented throughout, this home combines elegant design with practicality, featuring open plan living spaces and stunning herringbone flooring that adds warmth and sophistication. Situated just a stone's throw from local amenities, with excellent schools nearby and convenient transport links, this home is perfectly placed for family life.

Upon entering, you are greeted by a spacious hallway leading to a cosy yet refined living room, perfect for relaxation. The heart of the home is the expansive open plan kitchen, dining, and living space, designed with modern family life in mind. This area boasts high-end finishes and bi fold doors that open directly onto the landscaped rear garden, creating a seamless indoor outdoor flow ideal for entertaining and enjoying alfresco dining. The first floor features three generously sized double bedrooms and a well proportioned fourth bedroom, offering flexibility as a nursery or home office. The primary bedroom includes a stylish ensuite, while a beautifully designed family bathroom serves the remaining bedrooms. This property also has the benefit of a new boiler. Externally, the landscaped rear garden provides a private retreat with plenty of space for leisure and entertaining. The property also includes a garage and off street parking, adding convenience and enhancing the overall appeal of this exceptional family home.

The property benefits of a boiler which was installed in 2024.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

a spacious hall way with stairs to first floor and doors to w/c, utility room, kitchen and...

LIVING ROOM

14'6 x 12'9 max (4.42m x 3.89m max)

a stylishly presented living room

W/C

with low level w/c and pedestal sink basin

UTILITY ROOM

6'4 x 6'3 max (1.93m x 1.91m max)

with work bench, base level units, sink basin with drainer, plumbing for washing machine and door to the side passage

KITCHEN

10'7 x 9'7 max (3.23m x 2.92m max)

a modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated double oven, gas hob with overhead extractor fan, integrated fridge freezer and integrated dish washer

LIVING/DINING SPACE

18'10 x 11'5 max (5.74m x 3.48m max)

a beautiful open living dining room with skylights and bi fold doors, leading to the rear garden

FIRST FLOOR

LANDING

BEDROOM 1

11'3 x 10'3 max (3.43m x 3.12m max)

a tastefully decorated primary bedroom with door to...

EN SUITE

with low level w/c, pedestal sink basin, heated towel rail and walk in shower, with tiles to splash back areas

BEDROOM 2

11'9 x 8'6 max (3.58m x 2.59m max)

a good sized double bedroom

BEDROOM 3

9'9 x 8'5 max (2.97m x 2.57m max)

a spacious double bedroom with fitted wardrobes, currently used as a dressing room

BEDROOM 4

9'3 x 8'5 max (2.82m x 2.57m max)

BATHROOM

with low level w/c, pedestal sink basin, heated towel rail and panelled bath with overhead shower attachment, with tiles to splash back areas

OUTSIDE

a recently landscaped, south facing garden, mainly laid with artificial grass with paved patio area, raised flower beds and gravelled border, enclosed by timber fencing

GARAGE

The property boasts a single garage, a driveway and off street parking

CENTRAL HEATING

The property has the benefit of gas central heating. The boiler was installed in 2024.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A" (change as needed).

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

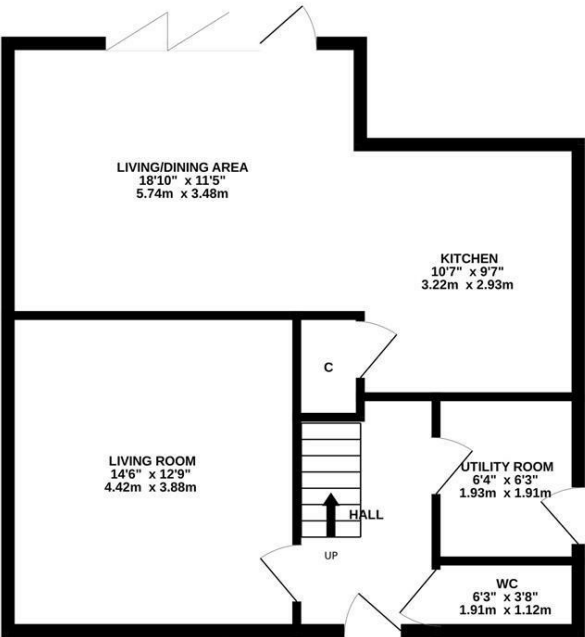
Symonds + Greenham have been informed that this property is Freehold.

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

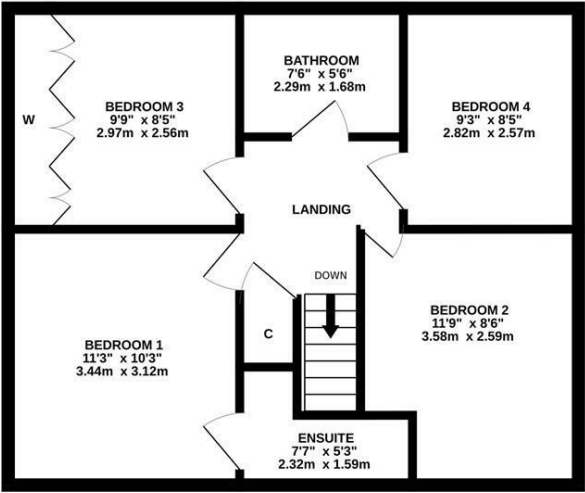
VIEWINGS

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

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	
(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

