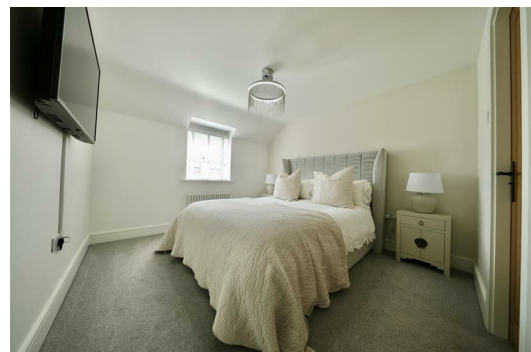




SYMONDS + GREENHAM

Estate and Letting Agents



12 Pymhurst Crescent, Hull, HU7 5EU

Offers over £220,000

LUXURIOUS OPEN-PLAN LIVING AREA WITH HIGH-END KITCHEN - THREE WELL-PROPORTIONED BEDROOMS INCLUDING MASTER WITH EN-SUITE - ENCLOSED REAR GARDEN WITH OPEN FIELD VIEWS AND MODERN SECURITY FEATURES INCLUDING CCTV SYSTEM

Nestled in the charming Wawne Village near Hull, this exquisite mid-terrace house on Pymhurst Crescent is a true gem. With three well-proportioned bedrooms and a modern bathroom, this property is designed for both comfort and style. Upon entering, you are greeted by the luxurious Spanish porcelain tiling that flows throughout the ground floor, complemented by underfloor heating, ensuring a warm and inviting atmosphere.

The open-plan living, dining and kitchen area is a highlight of the home, ideal for entertaining guests or enjoying family time. The kitchen is equipped with high-quality integrated appliances, including an oven, microwave, induction hob, dishwasher, and a washer/dryer. The upgraded quartz worktops add a touch of sophistication, making this space both functional and aesthetically pleasing.

The master bedroom features an en-suite bathroom, providing a private retreat, while the second bedroom comes with fitted wardrobes, offering ample storage solutions. The main bathroom and en-suite are both stylishly appointed, enhancing the overall appeal of the home. Step outside to discover an enclosed rear garden, laid to lawn, which offers a peaceful outdoor space with lovely open field views. This serene setting is perfect for relaxation and leisure activities.

This property represents an exceptional opportunity for those seeking a stylish residence in a vibrant community. This delightful home is available with no chain involved, and any fixtures and fittings can be negotiated separately. Do not miss the chance to make this remarkable property your new home in the

ENTRANCE HALL

The space features elegant Spanish porcelain floor tiles with underfloor heating, complemented by carpeted stairs leading to the first floor.

DOWNSTAIRS W.C.

4'9 x 2'10 max (1.45m x 0.86m max)

Featuring Spanish porcelain floor tiles with underfloor heating, this space includes a low-level WC, a wall-mounted hand wash basin, and a window to the front elevation.

OPEN PLAN LIVING/DINING AND KITCHEN AREA

26'10 x 17'1 max (8.18m x 5.21m max)

A stunning open-plan living area featuring Spanish porcelain floor tiles with underfloor heating and a window to the front elevation. The space is fitted with a stylish range of wall, base, and drawer units topped with contrasting quartz work surfaces. Integrated appliances include a microwave, oven, induction hob, fridge freezer, dishwasher, and washer-dryer. A central island with quartz worktops incorporates a breakfast bar, ideal for casual dining. Wide-opening rear doors provide access to the enclosed rear garden, while an understairs storage cupboard houses the CCTV system and viewing platform.

BEDROOM ONE

11'0 x 10'1 max (3.35m x 3.07m max)

A spacious double bedroom featuring carpeted flooring, a stylish column radiator, and a window overlooking the front elevation.

ENSUITE

6'0 x 4'2 max (1.83m x 1.27m max)

Featuring tiled flooring with underfloor heating, this modern bathroom includes a back-to-wall WC, an inset hand wash basin, a shower enclosure, a heated towel rail, ceiling spotlights, and partially tiled walls for a sleek finish.

BEDROOM TWO

9'11 x 8'3 max (3.02m x 2.51m max)

A spacious double bedroom featuring carpeted flooring, a column radiator, fitted wardrobes, and a window overlooking the rear elevation.

BEDROOM THREE

8'10 x 6'8 max (2.69m x 2.03m max)

Featuring carpeted flooring, a column radiator, a front-facing window, and a built-in storage cupboard.

BATHROOM

7'9 x 6'4 max (2.36m x 1.93m max)

Fitted with tiled flooring and underfloor heating, this bathroom includes a back-to-wall WC, wall-mounted hand wash basin, a bath with overhead shower and screen, a rear-facing window, a heated towel rail, and ceiling spotlights

OUTSIDE

At the front of the property, a lawned garden and pathway lead to the main entrance. The enclosed rear garden is predominantly laid to lawn, featuring a paved seating area and bordered by timber fencing. A wooden gate provides rear access to the property's allocated parking.

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 "B"

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.

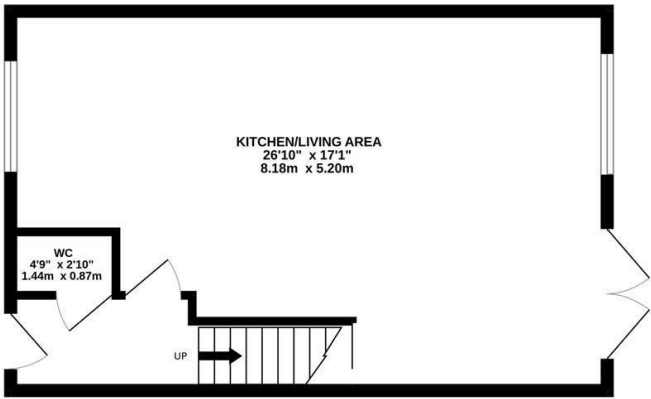
TENURE

Symonds + Greenham have been informed that this property is Freehold. Please note there is a service charge of £25 Per Month payable for the private road.

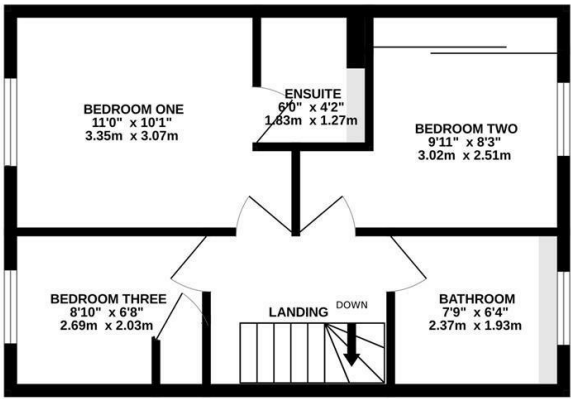
VIEWINGS

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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