



SYMONDS + GREENHAM

Estate and Letting Agents



23 Hallcoate View, Hull, East Yorkshire HU8 9EJ

£260,000

STUNNING DETACHED HOME - 4 DOUBLE BEDROOMS - SOUTH FACING GARDEN - INTEGRAL GARAGE - POPULAR HU8 LOCATION - QUIET RESIDENTIAL STREET - CLOSE TO AMENITIES

Situated on the sought after Hallcoate View in the ever popular HU8 area, this superb four bedroom detached home is set on a quiet residential street and is ideal for families looking for space, comfort and convenience. Well presented throughout, the property occupies a generous plot and benefits from a desirable south facing garden, offering plenty of natural light and a fantastic outdoor space to enjoy all year round.

Internally, the home comprises a welcoming entrance hall leading to a spacious living room and a well proportioned kitchen diner, perfect for everyday family living and entertaining. A separate utility room and ground floor w/c add to the practicality of the layout. To the first floor, you will find four excellent sized bedrooms, with the primary bedroom benefiting from a modern en suite, alongside a stylish family bathroom.

Externally, the property enjoys a beautifully maintained south-facing rear garden, an integral garage and a front drive providing off street parking. With its quiet setting, generous accommodation, and high standard of presentation, this home offers a fantastic opportunity in a prime location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

a stylish hall way with stairs to first floor and door to...

LIVING ROOM

10'5 max x 13'3 max (3.18m max x 4.04m max)

a stylish living room with under stairs cupboard and door to...

KITCHEN/DINER

17'5 max x 10'4 max (5.31m max x 3.15m max)

with a range of eye level and base level units with complementing work surfaces, integrated electric oven, gas hobs with overhead extractor fan, stainless steel sink and drainer unit, integrated dishwasher, integrated fridge freezer, double doors to rear garden and door to...

UTILITY ROOM

with work bench, plumbing for washing machine and space for tumble dryer, door to side path and door to...

DOWNSTAIRS WC

with low level wc, pedestal hand basin and tiled to splashback areas

FIRST FLOOR

BEDROOM 1

10'8 max x 13'4 max (3.25m max x 4.06m max)

a fantastic primary bedroom with door to...

EN-SUITE

with low level WC, pedestal hand basin, corner shower cubicle with overhead shower attachment and tiled to splashback areas

BEDROOM 2

8'5 max x 15'4 max (2.57m max x 4.67m max)

another good sized double bedroom

BEDROOM 3

7'11 max x 13'1 max (2.41m max x 3.99m max)

BEDROOM 4

7'11 max 10'1 max (2.41m max 3.07m max)

BATHROOM

6'3 max x 8'8 max (1.91m max x 2.64m max)

with low level WC, pedestal hand basin, panelled bath with overhead shower attachment and tiled to splashback areas

OUTSIDE

The front garden is mainly laid to lawn with brick paved drive providing off street parking for a number of vehicles

The south facing rear garden has been landscaped to an exceptional standard with raised wooden boarders, patio area ideal for BBQs, enclosed by timber fencing and mainly laid to lawn.

GARAGE

integral garage with up and over door

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.

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.

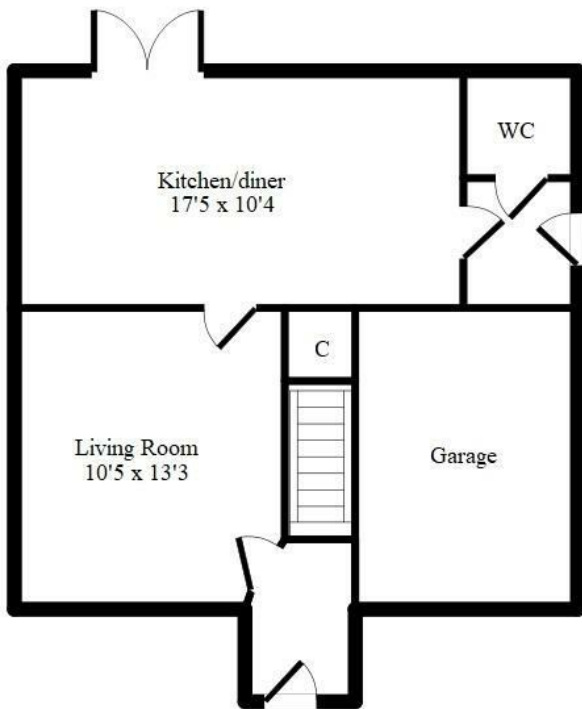
TENURE

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

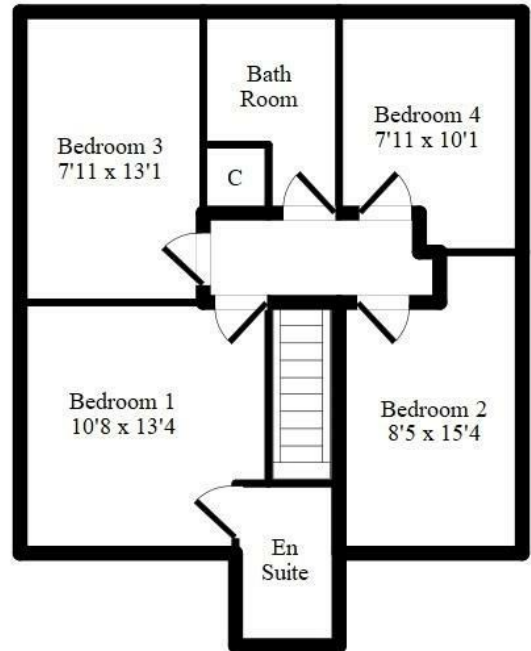
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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		93
(81-91) B	83	
(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	

