



SYMONDS + GREENHAM

Estate and Letting Agents



69 Hornscroft Park, Hull, HU7 3GS

£365,000

FIVE BED DETACHED - BEAUTIFULLY PRESENTED THROUGHOUT - POPULAR HU7 LOCATION - PRESENTED OVER THREE FLOORS - FIVE DOUBLE BEDROOMS - DOUBLE GARAGE WITH STAIRS - SHOW HOME CONDITION

This beautifully presented five bedroom detached property is a spacious and stylish family home located in a popular HU7 location, close to a wide range of local amenities, schools, and excellent transport links. Set over three floors, the property offers flexible and generous living accommodation, ideal for modern family life. Finished to a high standard throughout, it boasts five double bedrooms, a stunning kitchen diner, and the added bonus of a double garage with stairs, offering further potential for versatile use.

The ground floor comprises a welcoming entrance hall, a cosy yet spacious living room, a convenient downstairs w/c, and a gorgeous open plan kitchen diner with modern units and plenty of space for entertaining, as well as a separate utility room. To the first floor are three well-proportioned double bedrooms, including a luxurious primary suite with its own en suite shower room, along with a contemporary family bathroom. The top floor features two further double bedrooms and an additional stylish shower room, making it perfect for guests, teenagers, or a home office setup.

Externally, the property benefits from a beautifully maintained, low maintenance rear garden, ideal for relaxing or alfresco dining. There is also a detached double garage with stairs, providing exceptional storage or the potential for a home gym or studio, along with a private drive offering ample off street parking. This is a truly exceptional home that combines space, style, and practicality in a sought-after location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

a spacious hall way with stairs to the first floor, double doors to the living room, door to the kitchen, storage cupboard and door to the...

W/C

with low level w/c and sink basin with vanity unit

LIVING ROOM

a beautifully styled living room

KITCHEN DINER

a phenomenal kitchen diner with a range of eye and base level units with complementing work surfaces, central island, Belfast sink with mixer tap and drainer unit, integrated dish washer, integrated microwave, space for American style fridge freezer, with door to the utility room and French doors to the rear garden

UTILITY ROOM

with work bench, eye level units, sink basin with drainer unit, plumbing for washing machine and door to the rear garden

FIRST FLOOR

LANDING

BEDROOM 1

a beautiful primary bedroom with fitted wardrobes and door to the...

EN SUITE

with low level w/c, sink basin with vanity unit and shower cubicle

BEDROOM 2

a wonderful double bedroom with fitted wardrobes

BEDROOM 3

a spacious double bedroom with fitted wardrobes

BATHROOM

a lovely family bathroom with low level w/c, pedestal sink basin and panelled bath with waterfall and hand held shower attachments, with tiles to splash back areas

SECOND FLOOR

LANDING

BEDROOM 4

a fantastic double bedroom with fitted wardrobes

BEDROOM 5

a good sized bedroom with fitted wardrobes

SHOWER ROOM

with shower cubicle, low level w/c and pedestal sink basin with tiles to splash back areas

OUTSIDE

a beautiful low maintenance rear garden laid with artificial grass and paved patio, enclosed by timber fencing and brick wall with gated access to the drive and garage.

To the front, the property boasts a small low maintenance garden with slate chippings.

GARAGE

a fantastic double garage, presented over two floors, with power supply

PARKING

The property benefits from a double drive, providing off street 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 E.

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.

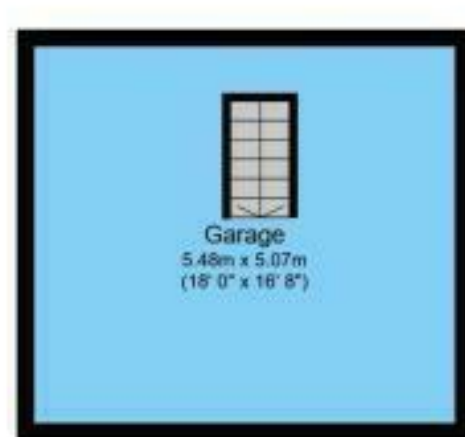
TENURE

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.




Garage Ground Floor

Garage First Floor

Total floor area 228.7 m² (2,462 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		77	
(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			
(92 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	