



SYMONDS + GREENHAM

Estate and Letting Agents



21 Pymhurst Crescent, Hull, HU7 5EU

Asking price £385,000

CHARMING 4 BED DETACHED - STUNNING COUNTRYSIDE VIEWS - BEAUTIFULLY PRESENTED THROUGHOUT - OFF STREET PARKING - STYLISH OPEN PLAN KITCHEN DINER WITH BI FOLDS - PEACEFUL LOCATION - IDEAL FAMILY HOME

Nestled in the heart of a peaceful village, this beautifully presented 4 bedroom home offers the perfect blend of rural charm and modern comfort. Enjoy breathtaking views over rolling countryside from every angle, with open fields and greenery creating a serene backdrop to everyday life.

The spacious accommodation features a bright and airy living room with large bi-fold doors framing the scenic landscape, a well-appointed kitchen/diner ideal for family gatherings, and four generously sized bedrooms — including two of the bedrooms having en-suite's. Tastefully decorated throughout, the home exudes warmth and character.

Outside, a private garden provides the ideal space to relax or entertain, with far-reaching views that stretch across the surrounding countryside. Off-road parking available.

Located within a friendly village community, with local amenities, country walks, and excellent transport links nearby, this home offers a rare opportunity to enjoy the best of rural living without sacrificing convenience.

BOOK YOUR VIEWING NOW!

ENTRANCE HALLWAY

3'7" x 17'8" (1.09m x 5.38m)

KITCHEN / DINER

10'4" x 24'11" (3.15 x 7.60)

UTILITY ROOM

6'3" x 6'9" (1.92 x 2.06)

FRONT RECEPTION ROOM

11'3" x 13'8" (3.45 x 4.18)

LOUNGE

12'8" x 24'2" (3.88 x 7.38)

GROUND FLOOR W.C

2'5" x 5'6" (0.75 x 1.68)

LANDING

11'5" x 6'9" (3.49 x 2.06)

BEDROOM TWO

11'6" x 13'7" (3.51 x 4.16)

EN-SUITE

7'5" x 6'7" (2.28 x 2.03)

MASTER BEDROOM

12'8" x 13'1" (3.87 x 4.00)

EN-SUITE

4'7" x 10'7" (1.41 x 3.25)

FAMILY BATHROOM

7'6" x 6'7" (2.30 x 2.02)

BEDROOM FOUR

10'6" x 10'7" (3.22 x 3.25)

BEDROOM THREE

10'6" x 11'10" (3.22 x 3.63)

OUTSIDE

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 F.

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.

TENURE

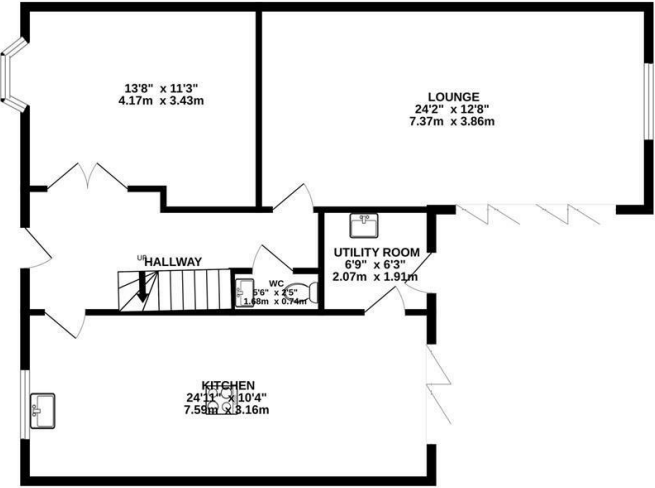
Symonds + Greenham have been informed that this property is Freehold.

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

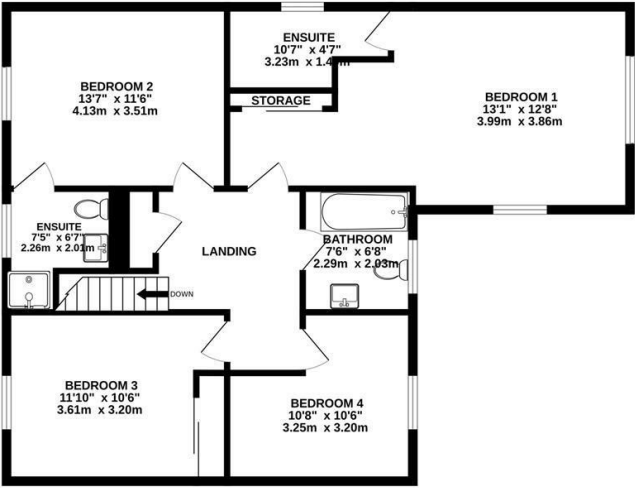
VIEWINGS

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 | 93 |

| 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 | |

