



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Birchwood Main Street, Hull, HU11 5JF**

### **£685,000**

An exceptional opportunity in the sought-after East Riding village of Long Riston – this brand-new, four-bedroom detached home offers the rare chance for the buyer to fully personalise the interior to their exact taste. With a generous £35,000 budget from the builder, you can design your dream kitchen/diner, utility room and three bathrooms, as well as select your preferred flooring and colour schemes throughout.

Tucked away down a peaceful private drive, the property boasts four double bedrooms, including a stunning master suite complete with its own dressing room and ensuite. At the heart of the home lies an extraordinary open-plan kitchen/diner/lounge, measuring an impressive 36ft by 20ft and featuring striking vaulted ceilings – the perfect space for both family living and entertaining.

Outside, the large wraparound garden enjoys sunshine throughout the day, while a private driveway leads to an integral double garage with electric roller door, offering ample off-street parking.

With no onward chain, this superb home is ready for you to make it truly your own.

Contact our sales team for more information or to arrange your viewing today



### **CENTRAL HEATING**

The property has the benefit of gas central heating

### **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.

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band F

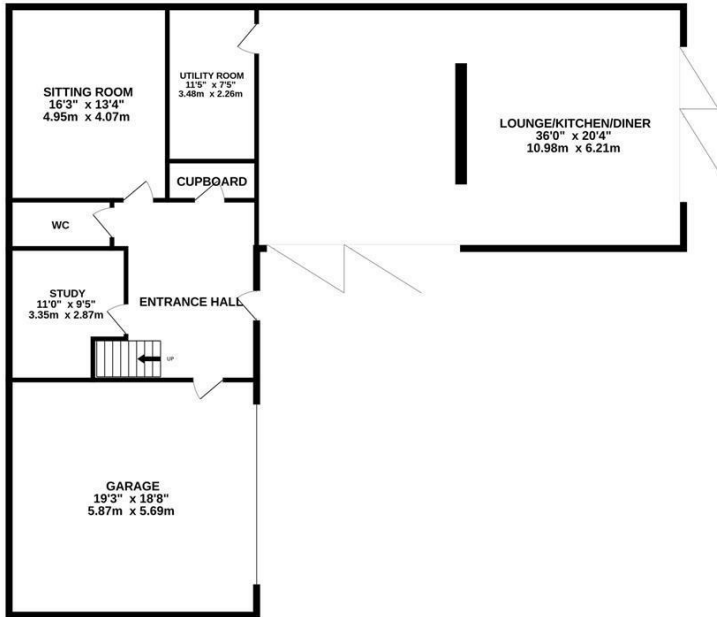
### **VIEWINGS**

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

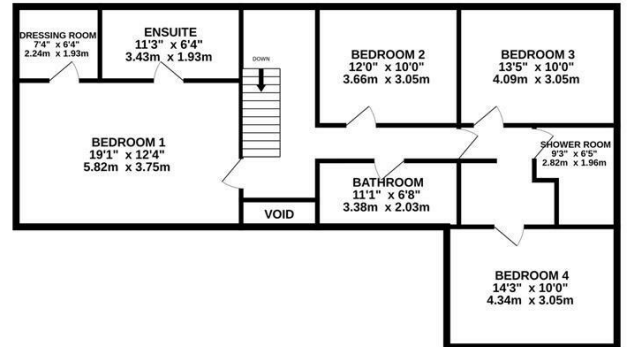
### **DISCLAIMER**

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.

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

