



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 88 Wolfreton Lane, Hull, HU10 6PT

### £360,000

STUNNING THREE-BED SEMI ON PRESTIGIOUS WOLFRETON LANE - THREE RECEPTIONS, ENSUITE MASTER & LOFT ROOM - LARGE GARDEN, DRIVEWAY AND GARAGE

Nestled in the highly sought-after area of Willerby, on the exclusive Wolfreton Lane, this truly outstanding three-bedroom semi-detached home is a remarkable find. With a wealth of local amenities at your doorstep, including shops, supermarkets, cafes, bars, and restaurants, this property is perfectly positioned for both convenience and comfort. Families will appreciate the proximity to highly regarded schools and excellent transport links, making daily commutes and school runs a breeze.

Upon entering this delightful residence, you will be greeted by an abundance of space. The ground floor boasts a stylish lounge, a welcoming sitting room, and a full-width conservatory that invites natural light, creating a warm and inviting atmosphere. The well-appointed kitchen completes the ground floor, providing a functional space for culinary endeavours. Ascending to the first floor, you will discover three generous bedrooms, including a master suite with an ensuite shower room, alongside a family bathroom that caters to all your needs. One of the standout features of this property is the large loft space, accessible via a fixed staircase, offering potential for further development or simply an additional room for what ever you desire. Outside, the property continues to impress with a spacious driveway that accommodates parking for multiple vehicles, complemented by a garage at the rear. The expansive rear garden is a true highlight, predominantly laid to lawn and featuring a lovely decked seating area, perfect for outdoor entertaining or simply enjoying the tranquil surroundings.

This home is a rare gem in a quiet and desirable location, backing onto the picturesque Springhead Golf Course. With its spacious living accommodation and beautiful outdoor space, this property is one you must see in person to fully appreciate its potential.

#### **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.

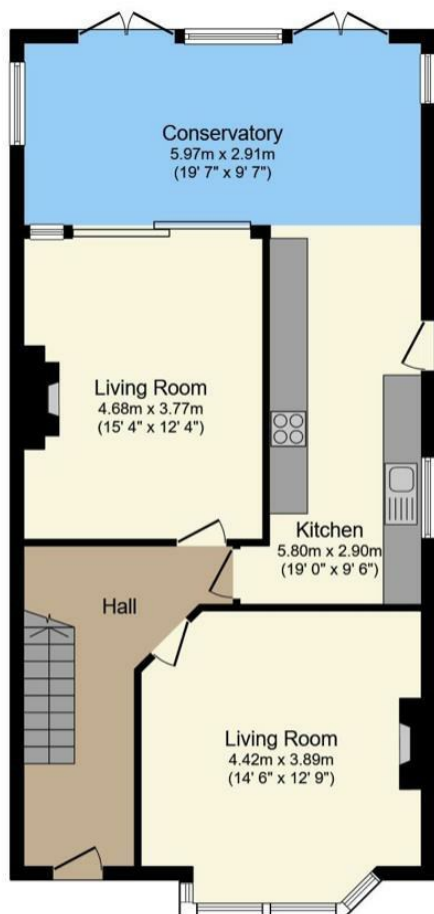
#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

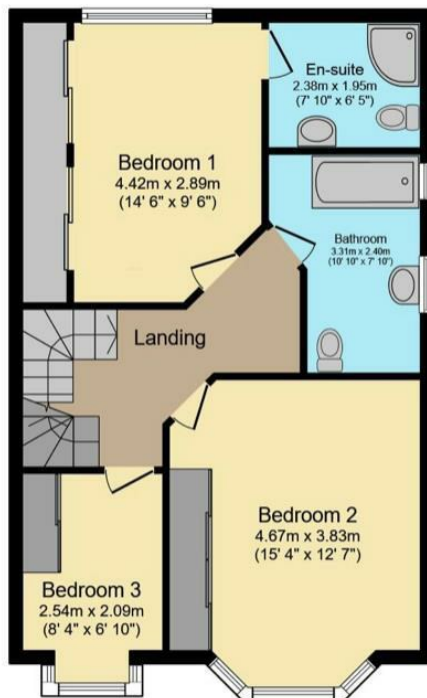
#### **VIEWINGS**

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

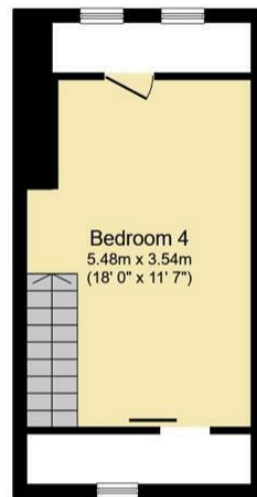




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 167.1 sq.m. (1,798 sq.ft.) approx

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			
		52	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

