



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 1 Lorne Close, Hull, HU2 0AJ

### £135,000

Tucked away on the edge of Lorne Close, facing Bridlington Avenue and set back behind elegant railings and decorative walls, this beautifully refurbished home is a true hidden gem.

Lovingly updated over the past year by the current owner, who has cherished the property for over 30 years, no detail has been overlooked. Highlights include a sleek high-gloss kitchen with integrated appliances and double fan-assisted oven with five-ring burner, rich hardwood flooring, fitted wardrobes, and a luxurious family bathroom complete with a classic roll-top bath. Both the front and rear gardens have been fully paved, offering stylish, low-maintenance outdoor spaces ideal for entertaining.

Spacious, full of character, and cleverly designed with ample storage, the property is ready for its new owner to simply move straight in. Whether relaxing in the indulgent bathroom, hosting friends in the stunning kitchen, enjoying summer gatherings in the garden, or unwinding in the cosy snug beneath the stairs, this is a home that adapts perfectly to every lifestyle.

Well placed for local primary and secondary schools and set within a close-knit community, opportunities to purchase here are rare. With all the hard work already done, this is a home you can truly fall in love with from day one.

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **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 A

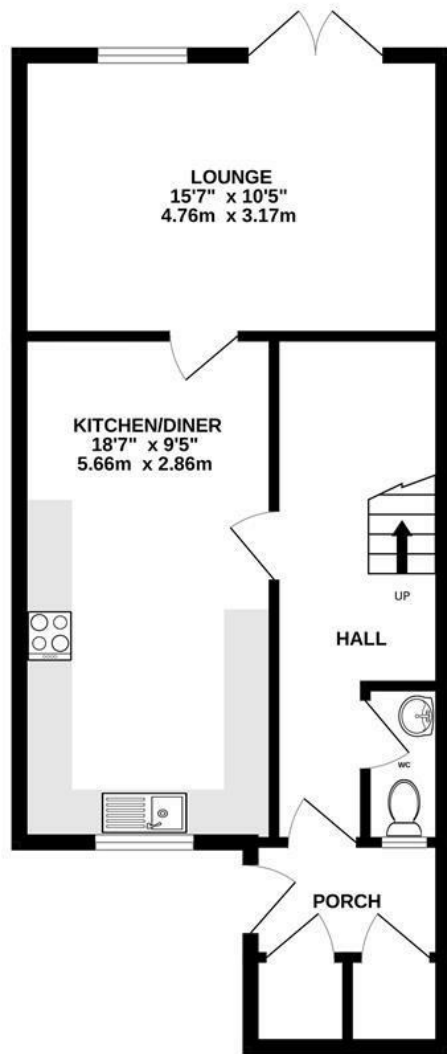
### **VIEWINGS**

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

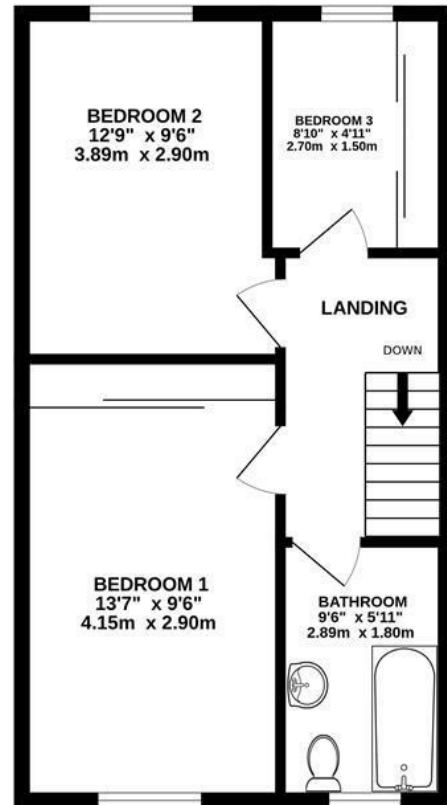
### **DISCLAIMER**

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



TOTAL FLOOR AREA: 972sq.ft. (90.3 sq.m.) approx.

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			

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			

