



SYMONDS + GREENHAM

Estate and Letting Agents



5 Waterworks Houses, Hull, HU6 0AH

£235,000

A rare opportunity to acquire a beautifully refurbished three-bedroom semi-detached home, perfectly positioned in the highly sought-after semi-rural village of Dunsell. Enjoying open field views to both the front and rear, the property is surrounded by an abundance of wildlife – from deer and rabbits to pheasants – creating a truly idyllic setting. Conveniently located between Beverley and Hull, it offers easy access to both while retaining a peaceful village feel.

The property has been comprehensively refurbished throughout to an excellent standard, blending modern style with traditional charm. Ready to move straight into with no onward chain, it presents an ideal choice for families or professionals seeking a turn-key home.

The ground floor comprises an entrance porch, a comfortable lounge, a separate dining room, and a contemporary newly fitted kitchen, complemented by a practical washroom with W.C. Upstairs, three well-proportioned bedrooms all benefit from the open countryside outlook, alongside a stylishly appointed new family bathroom.

Externally, the front garden is mainly laid to lawn with boundary posts, extending beyond to meet the adjoining fields, while the rear garden offers further lawned space and off-street parking for two vehicles.

Combining countryside tranquillity with modern comforts and a convenient location, this home truly ticks every box.

CENTRAL HEATING

The property has the benefit of electric 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 B

VIEWINGS

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

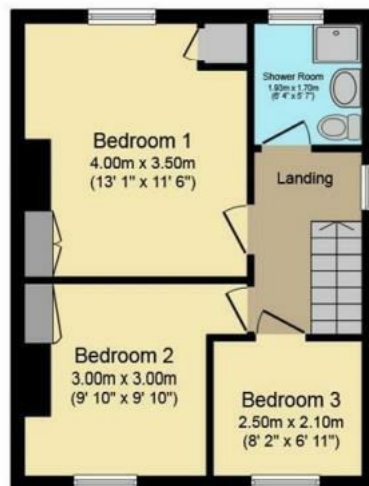
DISCLAIMER

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

Floor area 48.6 sq.m. (524 sq.ft.)
approx



First Floor

Floor area 37.6 sq.m. (405 sq.ft.)
approx

Total floor area 92.4 sq.m. (994 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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		60	78
		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	

