



SYMONDS + GREENHAM

Estate and Letting Agents



93 Wolfreton Lane, Hull, HU10 6PS

£440,000

A Showpiece of 1930s Elegance, Refurbished to Perfection.....

This breathtaking family home is, without a doubt, one of the finest examples of a refurbished 1930s property in the area. Combining timeless character with contemporary luxury, this stunning residence boasts over 2,100 square feet of versatile, well-appointed accommodation that will leave you utterly captivated.

From the moment you arrive, the stylish and decadent elevations set the tone for what lies within. Step inside to discover an elegant entrance hallway, a charming lounge, and a spacious sitting/day room. At the heart of the home, the superb contemporary dining kitchen steals the show, complete with bi-fold doors opening onto the beautifully landscaped, West-facing garden and a host of built-in appliances. Additional conveniences include a utility room, downstairs W.C., and an abundance of original and modern features throughout.

The first floor offers four generously sized bedrooms and two luxurious bathrooms, while a further double bedroom on the second floor provides the perfect space for guests or a home office. The landscaped West-facing garden is a private oasis designed for relaxation and entertaining, featuring a built-in BBQ and pizza oven area. To the front, a block-set driveway provides ample off-street parking, complemented by a converted garage with a useful storage area.

LOCATION

Situated on sought-after Wolfreton Lane, this home is ideally positioned within the Wolfreton School catchment area, with Hull Collegiate and excellent transport links just a short drive away. Willerby itself offers an exceptional range of shops, restaurants, and amenities, making it the perfect location for modern family life.

With no onward chain, this exceptional property is ready to welcome its next owners. Fall head over heels for this splendid home—it's one you simply cannot afford to miss! Early viewing is an absolute must!

GROUND FLOOR

ENTRANCE HALL

Featuring elegant flooring, stylish wall panelling, and a staircase with a spindle balustrade leading to the first-floor accommodation. Includes an under-stairs storage cupboard housing the utility meters.

LOUNGE

16'11" into bay x 12'8" (5.16m into bay x 3.86m)

A bright and inviting space with a uPVC double-glazed walk-in bay window to the front elevation, beautiful parquet flooring, and a charming feature fireplace with a living flame gas fire. Includes a TV aerial point.



SITTING/DAY ROOM

25'11" x 12' (7.90m x 3.66m)

A versatile and spacious area perfect for family living, featuring double doors that open into the kitchen. Includes a brushed steel fire surround with an open fire, stylish wood laminate flooring, a TV aerial point, and West-facing Velux roof windows that flood the room with natural light.



DINING KITCHEN

21'5" x 17'6" (6.53m x 5.33m)

Boasting bi-fold doors that open into the stunning West-facing rear garden, complemented by Velux roof windows and a semi-vaulted ceiling for an abundance of natural light.

The kitchen area is fitted with an impressive range of high-gloss base and wall units, including large storage drawers, frosted glass-fronted cabinets, and contrasting work surfaces. Features include a double display unit with integral lighting, stainless steel twin Samsung ovens, a gas hob with a modern cooker hood, a sunken sink with drainer, an integrated fridge freezer, and space with plumbing for a dishwasher. The tiled flooring throughout makes this space ideal for both family life and entertaining. A door leads into the utility room.

Double doors connect the kitchen to the Sitting/Day Room, offering the option for seamless open-plan living.



UTILITY ROOM

Fitted with a glazed door leading to the side passageway, with space and plumbing for a washing machine and tumble dryer.

DOWNSTAIRS WC

A modern two-piece suite in white, comprising a vanity unit with a wash hand basin and a low-level W.C.

STORE

9' x 8' (2.74m x 2.44m)

Accessed via the utility room, this space—formerly part of the garage—offers excellent storage facilities and features an up-and-over door.

FIRST FLOOR

LANDING

With a fixed staircase leading to the second floor. A uPVC double-glazed window on the rear landing adds natural light and provides access to Bedroom 3/Guest Room.

BEDROOM ONE

17'4" into bay x 11'11" (5.28m into bay x 3.63m)

A spacious main bedroom with a uPVC double-glazed walk-in bay window to the front elevation.



BEDROOM FOUR

10'3" into bay x 7'10" (3.12m into bay x 2.39m)

Features a uPVC double-glazed bay window to the front elevation.

WALK-IN DRESSING ROOM

Includes ample storage and hanging facilities. Originally intended as an en-suite, this space could easily be converted subject to regulations.

BEDROOM TWO

14'4 x 12' (4.37m x 3.66m)

Features a uPVC double-glazed window overlooking the rear elevation.



SHOWER ROOM

A modern three-piece suite in white, comprising an independent shower cubicle with a multi-point shower, a wash hand basin, and a low-level W.C. Fully tiled walls and a uPVC double-glazed window to the side elevation complete the space.



BEDROOM THREE

10'5 x 9'2 (3.18m x 2.79m)

Accessed from the second landing, with uPVC double-glazed windows to both the front and side elevations.

FAMILY BATHROOM

9'1" x 7'8" (2.77m x 2.34m)

A luxurious and newly fitted suite featuring twin sinks, a W.C., a walk-in shower cubicle, and a pod bath with central taps. Stylish tiling, an extractor fan, and a towel radiator complement the space.



SECOND FLOOR

BEDROOM FIVE

11'1" x 11' (3.38m x 3.35m)

This light-filled room benefits from West-facing Velux roof windows and convenient eaves storage.

Please note this loft room is not to regulations.



OUTSIDE

The front of the property features a private block-set driveway, screened by a wall for privacy, with off-street parking for multiple vehicles. A gate provides access to the side of the property.

The former garage has been converted, retaining a storage area at the front with an up-and-over door, power, and light.

The beautifully landscaped West-facing rear garden is a true highlight. It features an extensive stone patio, raised water features, vibrant shrubs, and raised borders. A circular AstroTurf lawn, atmospheric lighting, and a raised decking area with a dwarf wall create additional charm. A built-in gas BBQ and pizza oven complete this exceptional space, perfect for relaxing and entertaining.



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

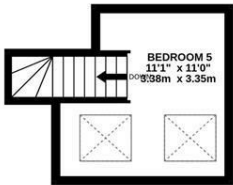
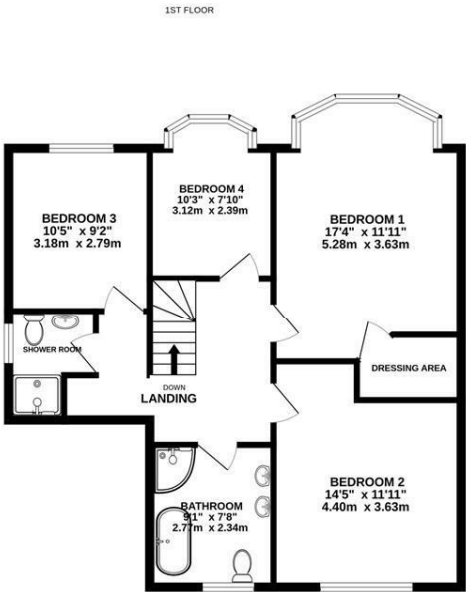
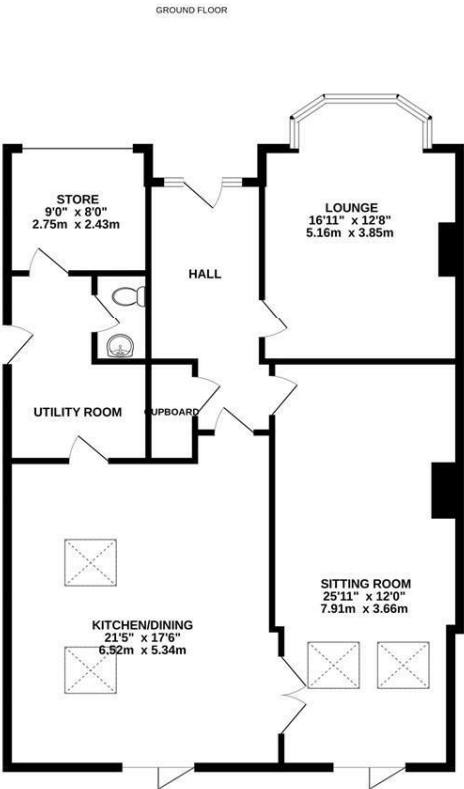
Symonds + Greenham have been informed that this property is in Council Tax Band E

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.



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 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	

