



SYMONDS + GREENHAM

Estate and Letting Agents



346 Ings Road, Hull, East Yorkshire HU8 0NA

£325,000

FOUR BEDROOMS INCLUDING LOFT CONVERSION WITH EN-SUITE - TWO RECEPTION ROOMS WITH LOG BURNERS - MODERN BATHROOMS - LARGE REAR GARDEN WITH RAISED DECKING - AMPLE PARKING FOR UP TO FOUR VEHICLES - IDEAL FAMILY HOME IN SOUGHT-AFTER LOCATION

Nestled on Ings Road in Hull, this exquisite semi-detached house presents a delightful combination of modern living and traditional charm. Boasting four generously sized bedrooms, including a loft conversion that creates a spacious master suite complete with an en-suite bathroom, this property is perfect for families in search of comfort and style.

The home features two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. Each reception room is enhanced by a charming log burner, which adds a warm and cosy atmosphere during the colder months. The modern bathrooms are tastefully designed, ensuring both convenience and a touch of luxury for all residents.

The open-plan living and dining area further enhances the sense of space and connectivity within the home, making it a wonderful setting for family gatherings and social occasions.

Outside, the property continues to impress with a large rear garden, perfect for outdoor activities and relaxation. The raised decking area provides an excellent space for al fresco dining or simply basking in the sunshine. Additionally, the property offers ample parking for up to four vehicles, a rare find in this sought-after area.

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 "C"

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.

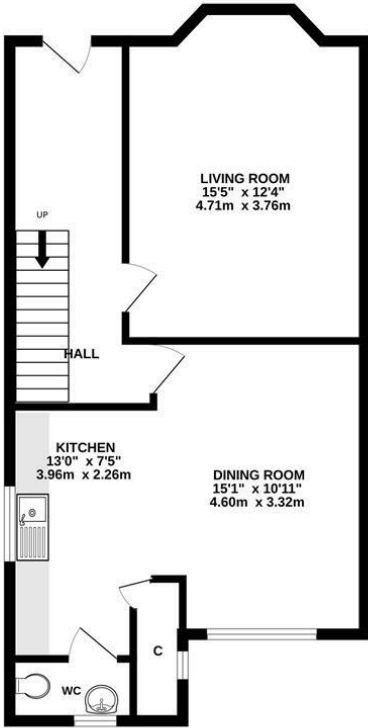
TENURE

Symonds + Greenham have been informed that this property is Freehold

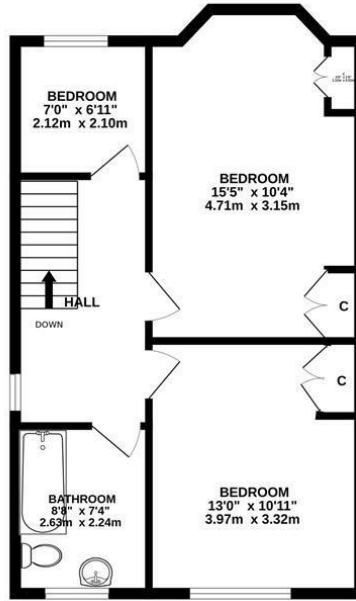
VIEWINGS

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

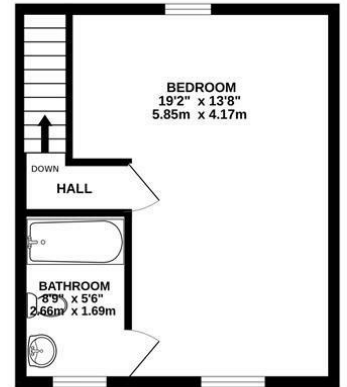
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	66	
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	
(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	

