

Estate and Letting Agents









Southfield Hull Road, Hull, HU11 5AA £290,000

TWO-BEDROOM SEMI-DETACHED HOME - PERIOD FEATURES WITH MODERN CONVENIENCE -TWO SPACIOUS RECEPTION ROOMS - KITCHEN DINER WITH UTILITY & WC - FOUR-PIECE FAMILY BATHROOM - OFF-STREET PARKING - REAR GARDEN

Nestled on Hull Road in the charming village of Skirlaugh, this delightful semi-detached house presents a wonderful opportunity for those seeking a blend of period charm and modern convenience. With two spacious reception rooms and a large kitchen diner, this property boasts ample living space, perfect for both relaxation and entertaining. The kitchen diner is a highlight, featuring a utility area and a convenient downstairs WC, making daily life both practical and enjoyable.

The property comprises two well-proportioned bedrooms, providing a comfortable retreat for rest. The four-piece bathroom adds a touch of luxury, ensuring that all your needs are met. While the second reception room requires some attention, it offers a blank canvas for you to transform into your dream space, whether that be a cosy study, a playroom, or an additional lounge. There is also excellent scope to create a third bedroom, either by converting the front lounge or utilising the loft space (subject to the necessary permissions). Outside, the property benefits from off-street parking, a valuable asset in this desirable location. The house retains many original features, adding character and charm that is often sought after in period properties. Situated on Hull Road, this home is conveniently located within easy reach of local amenities, including a local shop with a post office, a café, hairdressers, and a welcoming public house.

The village is well-served by a regular bus service, connecting residents to nearby Hornsea, Beverley, and Hull, making it an ideal spot for those who appreciate both village life and accessibility to larger towns. This property is a true gem, offering a unique opportunity to create a home that reflects your personal style in a friendly and vibrant community.

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 "B"

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

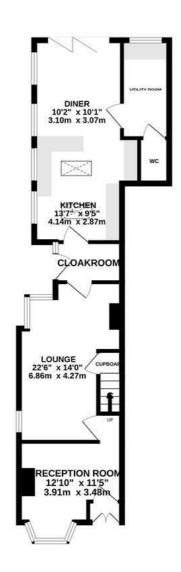
The property has the benefit of double glazing.

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.





TOTAL FLOOR AREA; 862 sq.ft. (80,1 sq.m.) approx.

Whist 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 laken flo any enror, ornission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is a such properties of the plan in the properties of the plan in the plan is a such as a such plan in the plan is a such plan in the plan in the plan in the plan is a such plan in the plan in the

