



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 24 Elloughton Grove, Hull, East Yorkshire HU6 8PJ

### £130,000

SPACIOUS FOUR BED SEMI - LARGER THAN AVERAGE PLOT - CENTRAL HU6 LOCATION - CLOSE TO LOCAL AMENITIES - IDEAL FOR FIRST TIME BUYERS, FAMILIES AND INVESTORS - WELL PRESENTED - OFF STREET PARKING

Symonds and Greenham are delighted to bring to the market this spacious four-bedroom semi-detached home, ideally positioned on Elloughton Grove in a central HU6 location. With a wealth of local amenities, shops, transport links and well regarded schools close by, this property offers superb convenience for families and commuters alike. Sitting on a generous, larger than average plot and benefitting from off street parking, this well presented home offers fantastic potential.

The ground floor features an inviting entrance hall, a comfortable living room, a fitted kitchen, a ground-floor bathroom and a bright conservatory overlooking the garden. To the first floor, you will find four well proportioned bedrooms, providing ample space for a growing family.

Externally, the substantial rear garden is a real highlight—spacious, private and wrapping around the side of the property, offering plenty of scope for outdoor living. The front driveway provides valuable off-street parking.

This is a fantastic opportunity to secure a sizeable family home in a popular and convenient location.

**BOOK YOUR VIEWING NOW!**

#### **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 A.

#### **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**

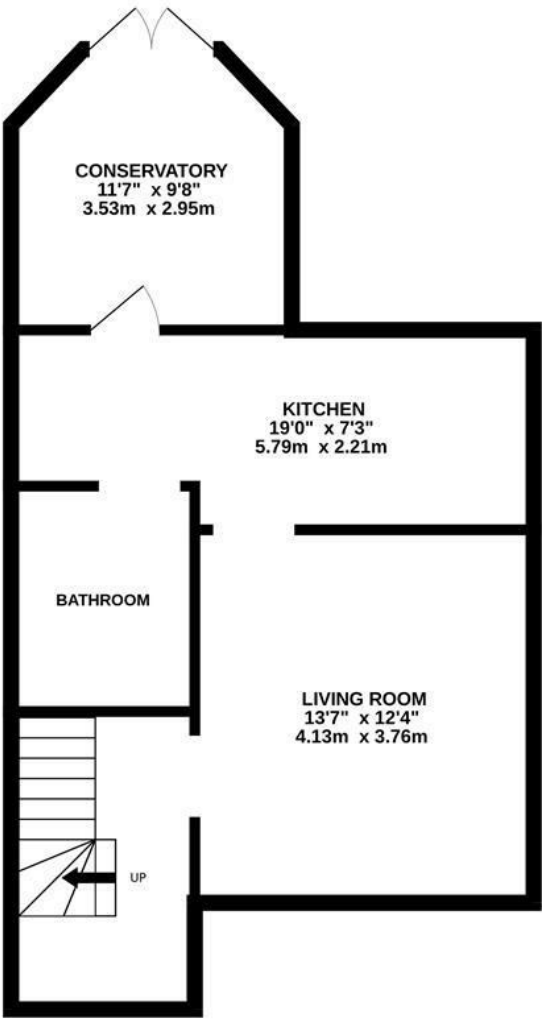
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

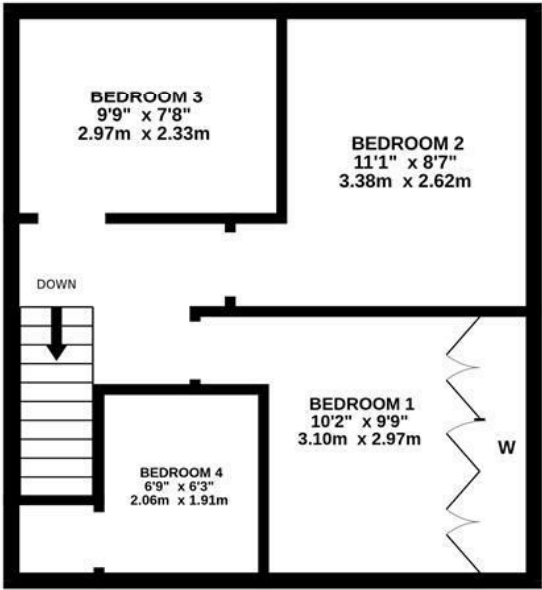
#### **VIEWINGS**

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

GROUND FLOOR



1ST FLOOR



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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