



Elmhirst  
Parker  
Estate Agents & Solicitors



# 2 Hall Close

Snaith  
DN14 9LF

Offers in the region of  
£225,000



- SEMI DETACHED BUNGALOW
- TWO BEDROOMS AND LOFT ROOM
- MODERN KITCHEN AND DINING AREA
- CONSERVATORY
- SHOWER ROOM WITH LARGE WALK IN SHOWER
- ATTRACTIVE GARDENS
- POPULAR MARKET TOWN LOCATION
- NO ONWARD CHAIN







Nestled in the charming market town of Snaith, this delightful semi-detached bungalow on Hall Close offers a perfect blend of comfort and convenience. Spanning an impressive 915 square feet, the property features two well-proportioned bedrooms plus a conservatory, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. One of the standout features of this bungalow is the attractive gardens that surround the property, offering a serene outdoor space to enjoy the beauty of nature. Additionally, the property boasts a loft room, which presents a versatile space that can be tailored to your needs, whether as a home office, playroom, or additional storage. The absence of a chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home without delay.

UPVC entrance door with storm porch over leading into:-

#### Entrance Lobby

With a storage cupboard and door into:-

#### Living Room

5.74m x 3.36m max (18'9" x 11'0" max)

Having a fireplace with marble effect hearth housing a gas fire. With a window to the front elevation and a radiator.

#### Loft Room

4.69m x 4.92m (15'5" x 16'2")

Having a skylight and a storage cupboard. Five double doors and a door to:-

#### Storage

5.59m x 1.68m (18'4" x 5'6")

#### Kitchen

3.22m x 2.44m (10'6" x 8'0")

Having a range of modern light oak effect base and wall units. Complimentary work surfaces incorporating a single drainer stainless steel sink unit with mixer tap over. Integrated electric oven with hob over. Plumbing for automatic washing machine. With a window and a door to the side elevation. Opening to:-

#### Dining Area

2.53m x 2.35m (8'3" x 7'8")

Having a window to the front elevation and a radiator.

#### Inner Hall

With doors off and a useful storage cupboard.

#### Bedroom 1

3.42m x 3.36m (11'3" x 11'0")

Being of double size and having a range of fitted wardrobes. Having a window into the conservatory and a radiator.





### Bedroom 2

3.22m x 2.29m (10'6" x 7'6")

Having a window to the rear elevation and a radiator. Door leading into:-

### Conservatory

Glazed to three sides and having french doors onto a patio area and then steps down into the rear garden.

### Shower Room

Having a white suite comprising wc and wash hand basin inset into a vanity unit. Large walk in shower cubicle. With a window to the side elevation.

### Outside

To the front is a neat lawned area with paving and pebbles. A block paved driveway to the side provides ample off road parking and leads to the rear garden and garage. The attractive rear garden is split level and consists of a lawned area, paved areas, pergola and a pond.

### Garage

A single detached garage with up and over door.

### Utilities

Mains Electric

Mains Gas

Mains Sewerage

Mains Water (metered)

Mobile 4G

Broadband FTTP (Ultrafast)



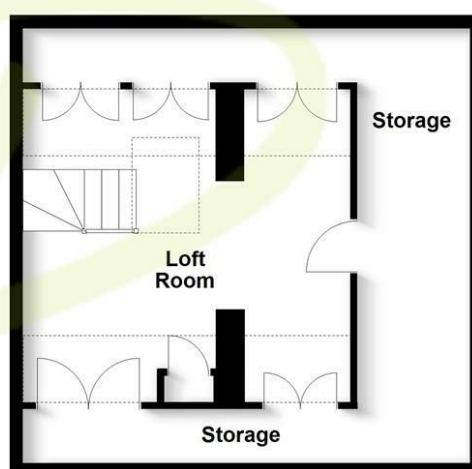
## Ground Floor

Approx. 70.6 sq. metres (759.7 sq. feet)



## First Floor

Approx. 23.1 sq. metres (248.2 sq. feet)



Total area: approx. 93.6 sq. metres (1007.8 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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