



SYMONDS + GREENHAM

Estate and Letting Agents



254, Rose Cottage West Ella Road, Hull, HU10 7SF **Offers over £360,000**

Symonds and Greenham are delighted to present this charming Grade II listed detached cottage on West Ella Road, situated in one of the area's most highly sought after locations. Beautifully presented throughout, this superb home combines period character with modern comforts and offers an exceptional family living environment.

The accommodation briefly comprises a welcoming living room with log burner, a separate lounge, a stylish kitchen diner, utility room and convenient ground floor WC. To the first floor are three generously sized double bedrooms, along with a beautifully appointed family bathroom.

Externally, the property benefits from a large lawned rear garden with a patio area, and a delightful summer house at the bottom, perfect for relaxation or entertaining. To the side, there is a driveway with an EV charger, offering convenient off street parking.

Further notable features include recent roof repairs and a new boiler installed within the last three years, ensuring the property is both well maintained and ready for modern living.

A truly exceptional Grade II listed home in a prestigious location, with extensive outdoor space and stylish interiors – early viewing is highly recommended.

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 E.

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.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

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

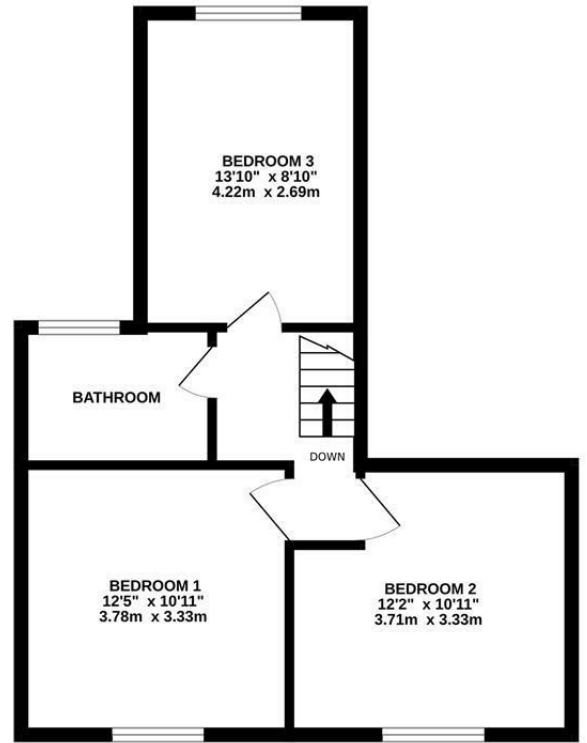
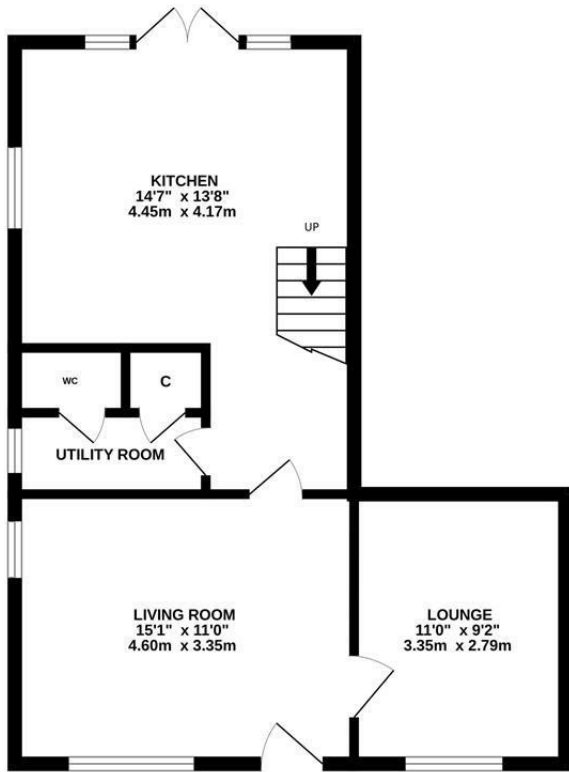
If you require more information on the tenure of this property please contact the office on 01482 444200.

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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