



SYMONDS + GREENHAM

Estate and Letting Agents



4 Waterworks Houses, Hull, HU6 0AH

£190,000

Symonds and Greenham are delighted to present this charming three bedroom semi detached home, tucked away on the sought after Waterworks Cottages in Dunsell. Enjoying a peaceful semi rural setting on a private road, the property benefits from beautiful open field views to the front while remaining just a stone's throw from local amenities and offering excellent access to Kingswood, Beverley, Cottingham and Hull. Offering spacious accommodation throughout, this well cared for home would benefit from some cosmetic updating and presents a fantastic opportunity for families and downsizers alike.

The ground floor comprises a welcoming entrance hall, a generous open plan living space, a separate dining room, a fitted kitchen, two conservatories and a convenient downstairs WC.

To the first floor are three well proportioned bedrooms, two with fitted wardrobes, and a modern shower room, with a walk in shower, wash hand basin and and WC.

Externally, the property enjoys attractive gardens to both the front and rear. The beautifully maintained rear garden provides a peaceful outdoor space and benefits from a car port and garage, while the front garden overlooks stunning open fields, creating a truly tranquil setting that is rarely available. Combining countryside surroundings with excellent convenience, this is a fantastic opportunity to create a wonderful home in an idyllic location.

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.

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

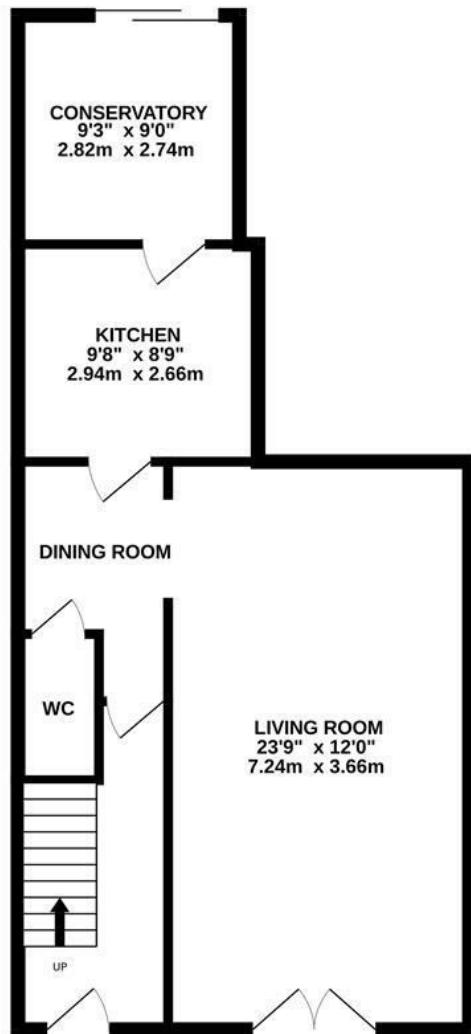
Symonds + Greenham have been informed that this property is Freehold.

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

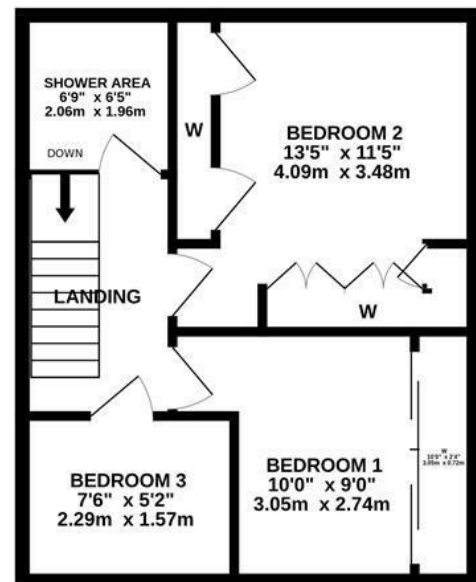
VIEWINGS

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

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

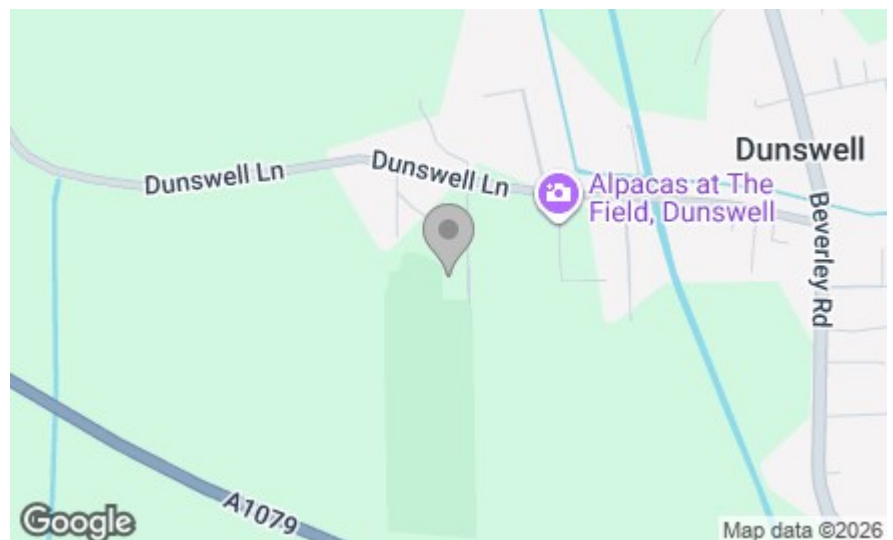


1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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	