



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **289 Main Road, Hull, HU11 4DT Offers over £300,000**

**FANTASTIC THREE BED SEMI DETACHED BUNGALOW - HIGHLY SOUGHT AFTER LOCATION - HUGE PLOT - AMPLE OFF STREET PARKING - CLOSE TO AMENITIES - WELL LOVED FAMILY HOME - WELL PRESENTED THROUGHOUT**

Situated in the desirable village of Bilton, this much loved three bedroom semi detached bungalow offers a rare opportunity to purchase a home that has been beautifully preserved and sits on an exceptionally generous plot.

Surrounded by a calm, semi-rural environment yet close to local amenities and regular bus routes, it's the perfect balance of convenience and tranquility.

Inside, the property comprises a welcoming porch and entrance hall, three excellent-sized bedrooms – with the main bedroom benefiting from a charming bay window – a well appointed bathroom and a large living room, also with a bay window, that flows through to the dining room via adjoining doors. A kitchen to the rear completes the main accommodation.

Externally, the space is truly exceptional. A huge lawned rear garden is filled with a variety of well kept shrubs and mature planting, along with a vegetable patch and a brick built outbuilding that was once used to house pigs.

There's also a separate utility/wash room and a well maintained concrete yard. The property benefits from a double garage with power supply, plus a large driveway providing off-street parking for multiple vehicles.

This is a wonderful opportunity to secure a well cared-for home in a peaceful, community minded location, with space, character and potential in abundance.

**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 C.

### **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.

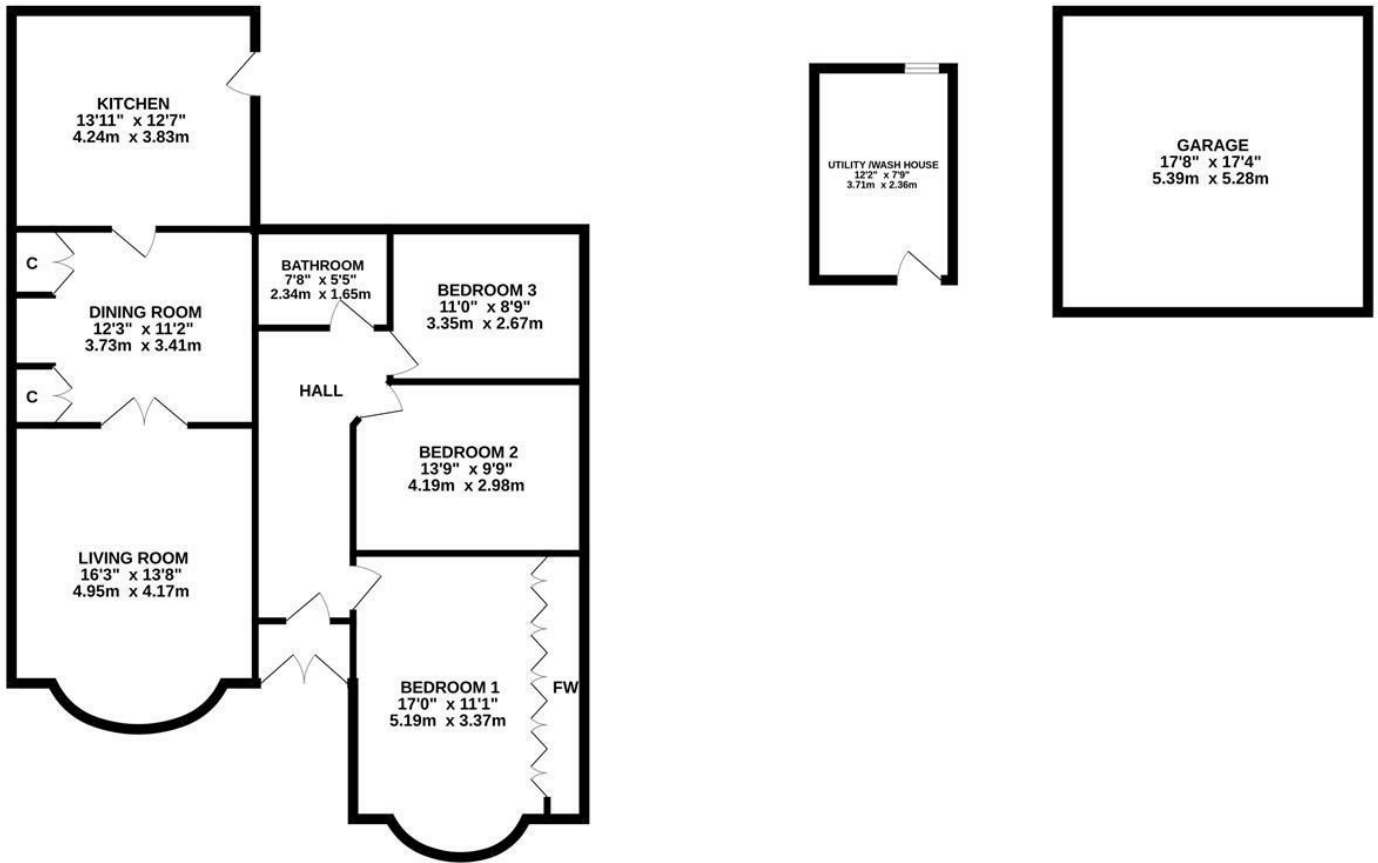
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

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

GROUND FLOOR  
1153 sq.ft. (107.2 sq.m.) approx.

OUTBUILDINGS  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.4 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
	<b>83</b>
<b>62</b>	
<small>Very energy efficient - lower running costs</small> <small>Very energy efficient - higher running costs</small>	
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	

