



SYMONDS + GREENHAM

Estate and Letting Agents



25 Skeckling Close, Hull, HU12 9JA

Offers over £165,000

WELL DECORATED MODERN THREE BED SEMI OCCUPYING A CORNER PLOT WITH GENEROUS REAR GARDEN AND OFF-STREET PARKING!

Nestled in the charming Skeckling Close, Burstwick, this delightful semi-detached house is a perfect find for those seeking a cosy yet spacious abode. Boasting a welcoming open-plan layout between the living room and kitchen/diner, this property offers a seamless flow for everyday living.

With an open plan living room leading through to the kitchen/diner, three bedrooms, and a stylish bathroom, this home is ideal for a first-time buyer or a young family looking to settle in a peaceful neighbourhood. The master bedroom features fitted wardrobes, adding a touch of convenience and style to the living space.

Located in Burstwick, with its close proximity to the bustling market town of Hedon, residents can enjoy excellent amenities within easy reach. Furthermore, the property offers off-street parking, a coveted feature, and a generous rear garden on a corner plot, providing ample space for outdoor activities and relaxation.

Don't miss out on the opportunity to make this charming house your new home, where comfort and convenience blend seamlessly in a picturesque setting.

GROUND FLOOR

ENTRANCE HALL

with under-stairs cupboard and stairs to first floor



LIVING ROOM

13'4 max x 11'2 max (4.06m max x 3.40m max)



KITCHEN/DINER

17'8 max x 9'4 max (5.38m max x 2.84m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, electric cooker, gas hob with overhead extractor fan, space for fridge-freezer, plumbing for washing machine, breakfast bar, door to side drive and French patio doors to rear garden.



FIRST FLOOR

BEDROOM 1

12'7 max x 9'4 max (3.84m max x 2.84m max)

With fitted wardrobes



BEDROOM 2

10'11 max x 9'8 max (3.33m max x 2.95m max)



BEDROOM 3

8' max x 7'4 max (2.44m max x 2.24m max)

With storage cupboard



BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower attachment, shower cubicle with overhead shower, floor to ceiling tiles.



OUTSIDE

To the front of the property is a gravelled side drive providing off-street parking for multiple vehicles.

The rear garden is mainly laid to lawn with a paved patio area and a timber shed.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

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

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

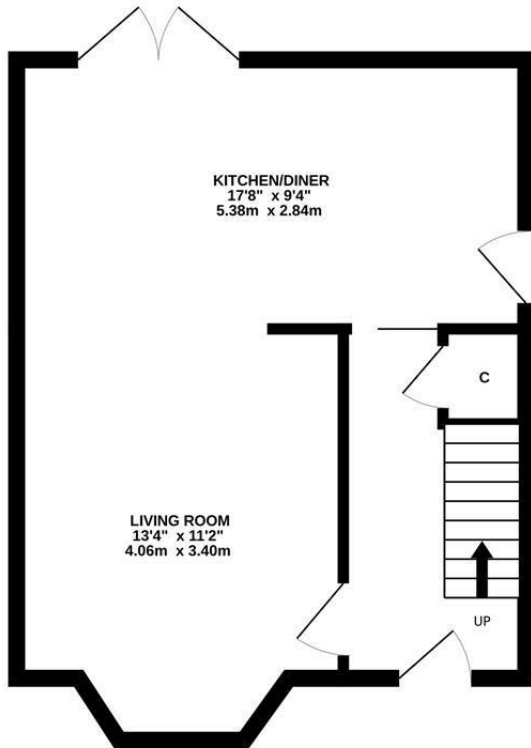
DISCLAIMER

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.

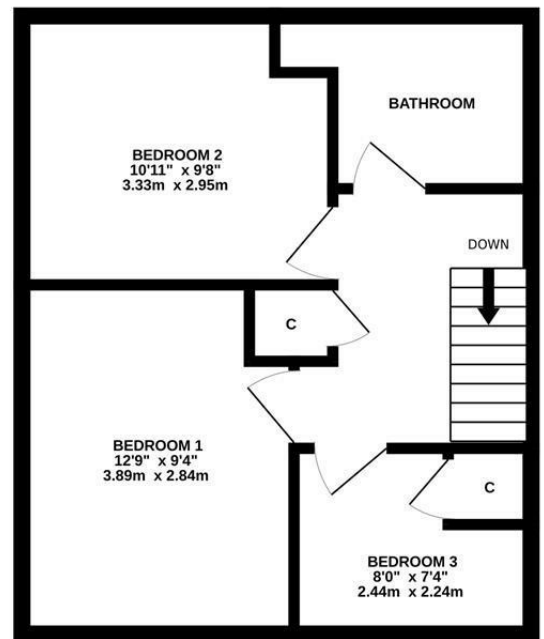
VIEWINGS

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

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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 | |
| 69 | 74 |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (02 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 | |

