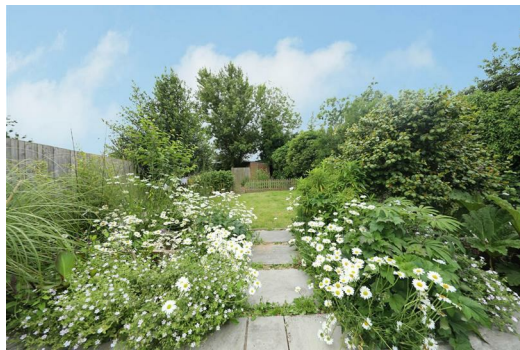




SYMONDS + GREENHAM

Estate and Letting Agents



6 Kirk Road, Hull, HU12 8UD Offers in the region of £220,000

Nestled within the heart of the charming village of Preston, this delightful three bedroom end-terraced cottage offers a wonderful blend of character, style and outdoor space. Occupying a generous plot on Kirk Road, this attractive double fronted home is full of charm, with exposed beams, tasteful décor and a warm, welcoming atmosphere throughout.

The accommodation is beautifully presented and thoughtfully arranged. At the heart of the home is a stylish kitchen diner, with central island, offering ample space for both family life and entertaining, complemented by a useful utility area and ground floor WC. The living room is a particularly inviting space, rich in character and featuring exposed beams that create a cosy cottage feel whilst still offering excellent proportions.

To the first floor, the property continues to impress with three generous double bedrooms, each beautifully presented and offering comfortable, versatile accommodation. The principal bedroom is especially spacious, whilst the remaining bedrooms are equally well proportioned, making them ideal for guests or home working. Serving the bedrooms is a stunning family bathroom, finished to a high standard and featuring a freestanding bath alongside a separate walk in shower, creating a luxurious retreat.

Externally, the property boasts a truly exceptional rear garden. Thoughtfully landscaped and wonderfully secluded, the garden enjoys a variety of distinct areas including lawn, patio, gravelled seating spaces and a decked entertaining area, creating a beautiful cottage style setting to enjoy throughout the seasons. Further benefits include a garage and side access/narrow driveway.

A rare opportunity to acquire a characterful village home with outstanding living space, beautiful interiors and a spectacular garden setting in one of the area's most desirable villages.

CENTRAL HEATING

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

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.

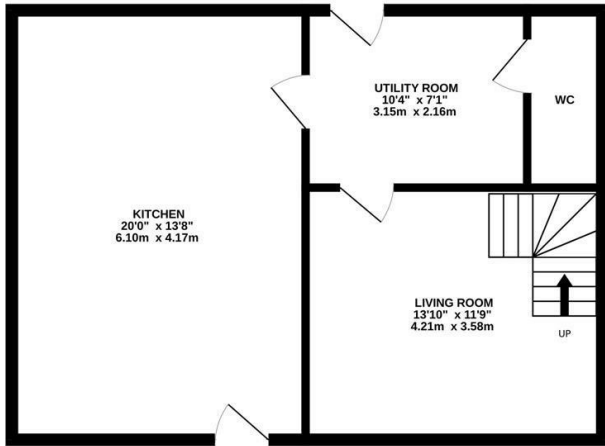
VIEWINGS

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

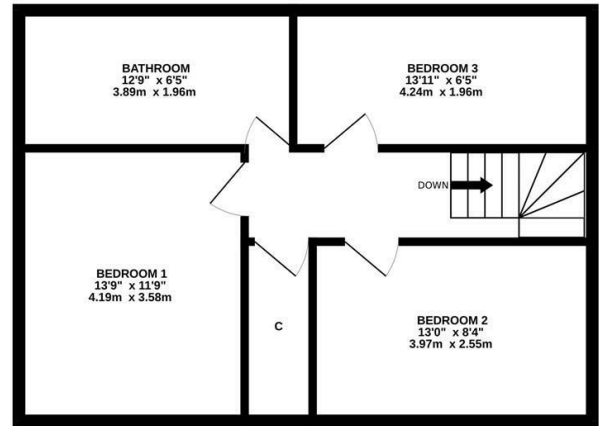
COUNCIL TAX BAND

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

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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	
58	21
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	
58	21
England & Wales	EU Directive 2002/91/EC

