



SYMONDS + GREENHAM

Estate and Letting Agents



30 Andrew Lane, Hull, HU12 8QT

£260,000

STUNNING THREE-BEDROOM DETACHED FAMILY HOME IN HEDON, FEATURING A BRIGHT LOUNGE, MODERN KITCHEN/DINER, MASTER ENSUITE, PRIVATE GARAGE, OFF-STREET PARKING, AND A LOW-MAINTENANCE GARDEN — PERFECTLY LOCATED NEAR SCHOOLS, SHOPS, AND TRANSPORT LINKS.

Nestled on Andrew Lane in the charming town of Hedon, Hull, this delightful three-bedroom detached house presents an ideal family home. The property boasts a bright and airy lounge, perfect for relaxation and entertaining. The well-appointed kitchen/diner offers ample storage and workspace, making it a joy for culinary enthusiasts.

Upstairs, the master bedroom features a private ensuite, providing a personal retreat, while two additional well-proportioned bedrooms share a contemporary family bathroom, ensuring comfort for all family members.

This home is further enhanced by a private garage equipped with electrics, as well as off-street parking for up to three vehicles, catering to the needs of busy families. The low-maintenance garden is a wonderful space for outdoor entertaining or simply unwinding in the fresh air.

Located in a sought-after area, this property is surrounded by excellent schools, local shops, and convenient transport links, making it an ideal choice for families and professionals alike. With nearby green spaces, residents can enjoy the beauty of nature while still being close to the amenities of town life. This home truly offers a perfect blend of comfort, convenience, and style, making it a must-see for anyone looking to settle in this lovely part of Hull.

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 "D"

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.

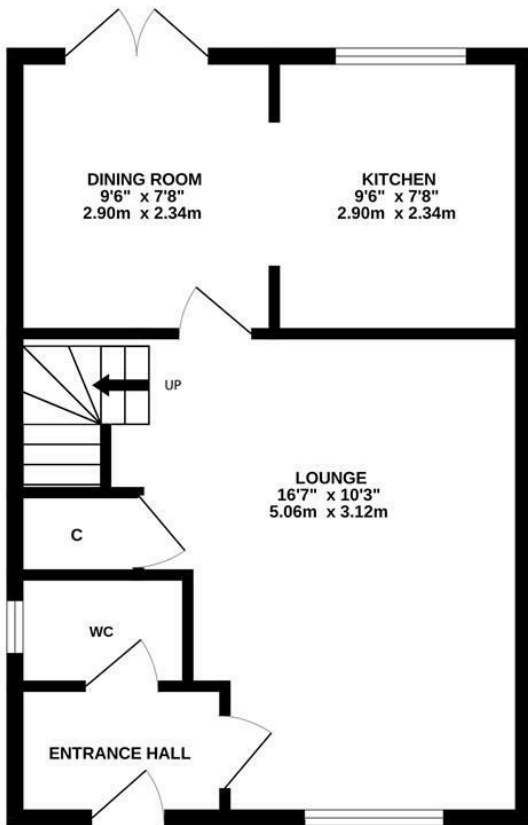
TENURE

Symonds + Greenham have been informed that this property is Freehold

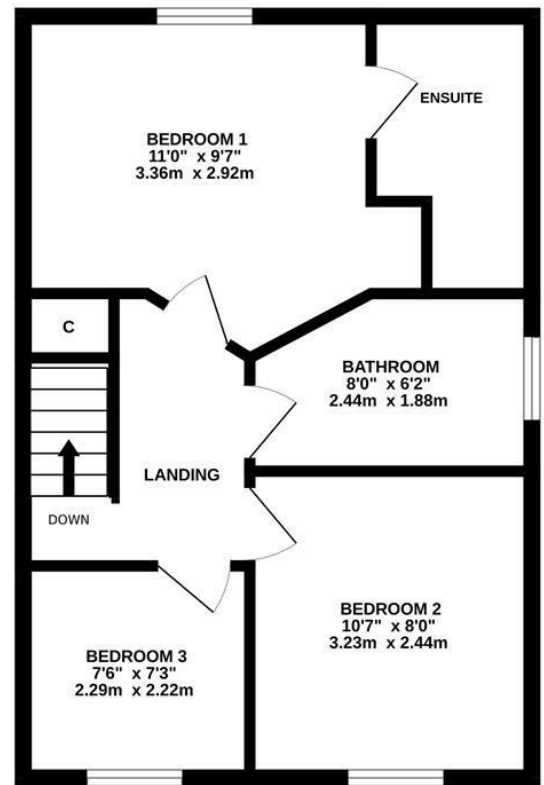
VIEWINGS

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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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	84

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	

