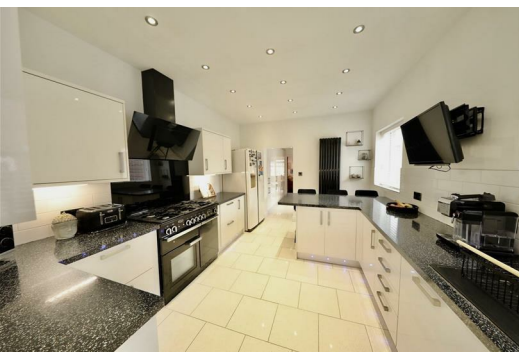




SYMONDS + GREENHAM

Estate and Letting Agents



1020 Holderness Road, Hull, HU9 4AG £360,000

Symonds and Greenham are delighted to present this sensational four bedroom semi detached period property on Holderness Road, offering an exceptional amount of space and beautifully presented throughout. This impressive home is ideal for families, boasting generous living accommodation, well proportioned bedrooms and a stunning rear garden, all within easy reach of local amenities, schools and transport links.

The property is full of character and charm, with a welcoming entrance hall leading through to a glorious living room featuring a bay window and log burner, creating a warm and inviting focal point. A separate dining room provides a fantastic space for entertaining, while the kitchen is complemented by a large utility area and a convenient ground floor WC. To the rear, a snug and conservatory offer additional versatile living space, perfect for relaxing or family use.

To the first floor are four excellent bedrooms, including an outstanding primary suite complete with a stylish en suite and walk in wardrobe. A modern family bathroom serves the remaining bedrooms, all of which are generously sized and beautifully presented.

Externally, the property truly stands out with a vast rear garden that has been thoughtfully designed into separate zones, including paved seating areas, lawn, a play area, a fantastic bar/snug and even an allotment space. To the front, a large driveway provides ample off street parking.

A truly exceptional family home offering space, style and versatility in abundance, early viewing is highly recommended.

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 "A" (change as needed).

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.



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	
(82 plus) A	81
(81-81) 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	
(02 plus) A	67
(81-81) 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

