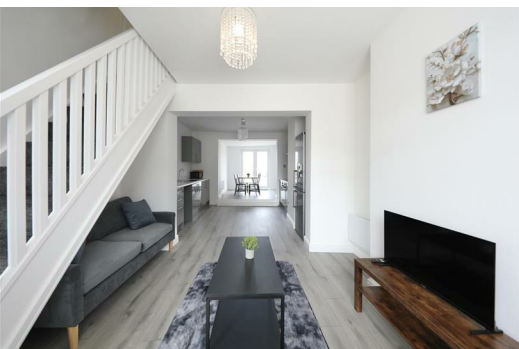




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 18 Main Street, Paull, HU12 8AL

### Offers in the region of £130,000

Nestled in the heart of the picturesque village of Paull, this beautifully refurbished two-bedroom home offers an exceptional opportunity for first-time buyers, downsizers or anyone seeking a stylish property in a peaceful yet well-connected setting. Positioned on Main Street, the property enjoys easy access to local amenities, reputable schools and excellent transport links to Hull city centre and the nearby market town of Hedon, where a wide range of shops, supermarkets, cafés and public houses can be found.

Having undergone an extensive programme of refurbishment by the current owner, the property is presented to an outstanding standard throughout, with every detail carefully considered to create a home that is ready to move straight into. The stunning open-plan living space forms the heart of the home, seamlessly combining the lounge, dining and kitchen areas to create a bright, sociable and contemporary environment perfect for both everyday living and entertaining. The brand-new kitchen is beautifully appointed with modern cabinetry, quality fittings and stylish finishes throughout.

To the first floor are two generously proportioned double bedrooms, both offering excellent space and flexibility. The luxurious bathroom has been finished to an exceptional standard and features contemporary fixtures, elegant tiling and a sleek, modern design.

Externally, the property continues to impress with a south-facing rear garden designed for low-maintenance enjoyment. Featuring artificial lawn, gravelled seating areas and breathtaking views across the Humber Estuary, it provides the perfect space to relax, entertain or simply take in the stunning surroundings.

Combining village charm, high-quality modern living and spectacular views, this remarkable home represents a rare opportunity and must be viewed to be fully appreciated.

#### **CENTRAL HEATING**

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

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **COUNCIL TAX BAND**

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

#### **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.

#### **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.

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                     |
|-----------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                     |
| (92 plus) <b>A</b>                                              |                            |                                                                                     |
| (81-91) <b>B</b>                                                |                            |                                                                                     |
| (69-80) <b>C</b>                                                |                            |                                                                                     |
| (55-68) <b>D</b>                                                |                            |                                                                                     |
| (39-54) <b>E</b>                                                |                            |                                                                                     |
| (21-38) <b>F</b>                                                |                            |                                                                                     |
| (1-20) <b>G</b>                                                 |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

