



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **4a Bell Close, Hull, HU7 4XB** **£315,000**

FANTASTIC FOUR BED DETACHED - IDEAL FAMILY HOME - POPULAR, RESIDENTIAL LOCATION - SPACIOUS LIVING AREAS - REAR AND SIDE GARDENS - GARAGE AND FRONT DRIVE - WELL PRESENTED THROUGHOUT - CLOSE TO LOCAL AMENITIES

Tucked away on Bell Close, just off Tweedykes Road, this fantastic four bedroom detached home offers the perfect blend of space and convenience. Set in a popular family friendly location, it's ideally positioned for easy access to Sutton Village, a great range of local amenities and highly regarded schools.

Step inside and you're welcomed by a bright and spacious entrance hall leading to a generous living room, perfect for family gatherings or cosy nights in. The open plan kitchen diner is the heart of the home, offering plenty of space for cooking, dining and entertaining, with a separate utility room and handy downstairs W/C adding extra practicality.

Upstairs, a large central landing gives access to four well proportioned bedrooms. The primary bedroom benefits from its own en suite, while the stylish family bathroom serves the remaining bedrooms. Outside, the property boasts a fantastic, secluded rear garden with a side garden for extra outdoor space — perfect for children to play or for relaxing in the sunshine. A large garage and driveway provide ample parking for multiple vehicles.

Spacious, well presented and in an enviable location, this is a home designed for family living at its very best.

DON'T DELAY...BOOK YOUR VIEWING NOW!

## 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 E.

## 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.

## TENURE

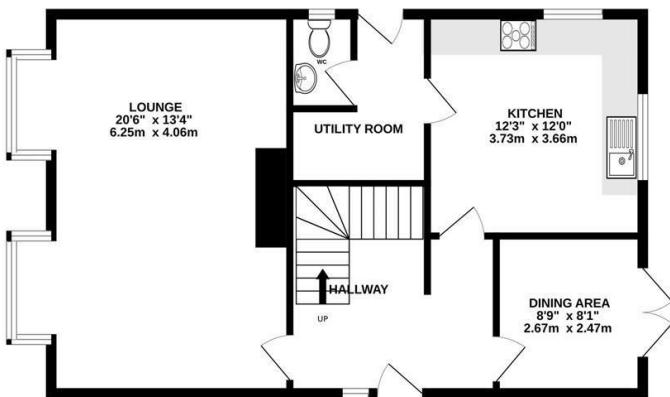
Symonds + Greenham have been informed that this property is Freehold.

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

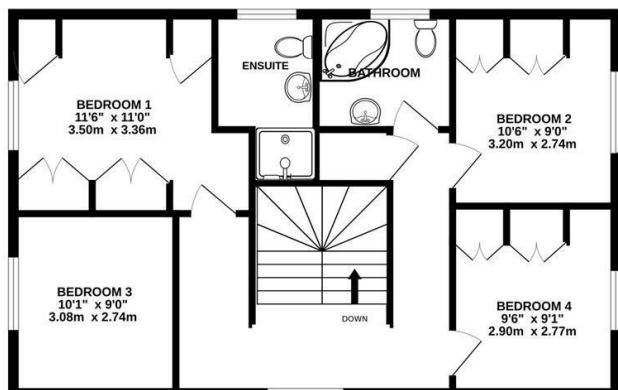
## VIEWINGS

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

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

