



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **2 Beech Rise, Hull, HU12 8QF**

### **£399,950**

Symonds and Greenham are delighted to bring to the market this outstanding four bedroom detached bungalow, situated on Beech Rise in Paull. Enjoying a peaceful, semi rural setting on the outskirts of Hull, the property is perfectly placed for those seeking tranquility, with beautiful surrounding scenery and countryside walks, while benefiting from convenient access to Hull city centre and the nearby amenities in Hedon and Preston, with the East coast also within easy reach.

This truly exceptional home has been thoughtfully extended and fully refurbished to the highest standard, offering a perfect blend of style, space and modern living. Immaculately presented throughout, the property is move in ready and ideally suited to families or those looking for generous single level living.

The accommodation briefly comprises an entrance porch leading into a spacious and impressive hallway, providing access to all rooms. There are four beautifully presented bedrooms, including a stunning primary bedroom complete with fitted wardrobes, a stylish en suite and French doors opening onto the garden. A modern family bathroom serves the remaining bedrooms.

At the heart of the home is the phenomenal open plan kitchen diner, featuring a central island and seamlessly flowing into a large living area. Bi fold doors open directly onto the garden, creating a fantastic space for both everyday living and entertaining. A conservatory extends from the kitchen, offering an additional versatile reception space.

Externally, the property boasts a phenomenal wrap around garden to the rear, providing a wonderful sense of space, privacy and tranquillity, ideal for enjoying outdoor living. It includes a huge lawn, patio and a hot tub. To the front, a driveway provides off street parking for multiple vehicles.

This is a rare opportunity to acquire a beautifully finished, spacious and stylish bungalow on a corner plot in a desirable village location. Early viewing is essential.

### **CENTRAL HEATING**

The property has the benefit of gas central heating. The central heating is Hive-enabled and has just been serviced (with service history and warranty).

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **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.

### **VIEWINGS**

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

### **TENURE**

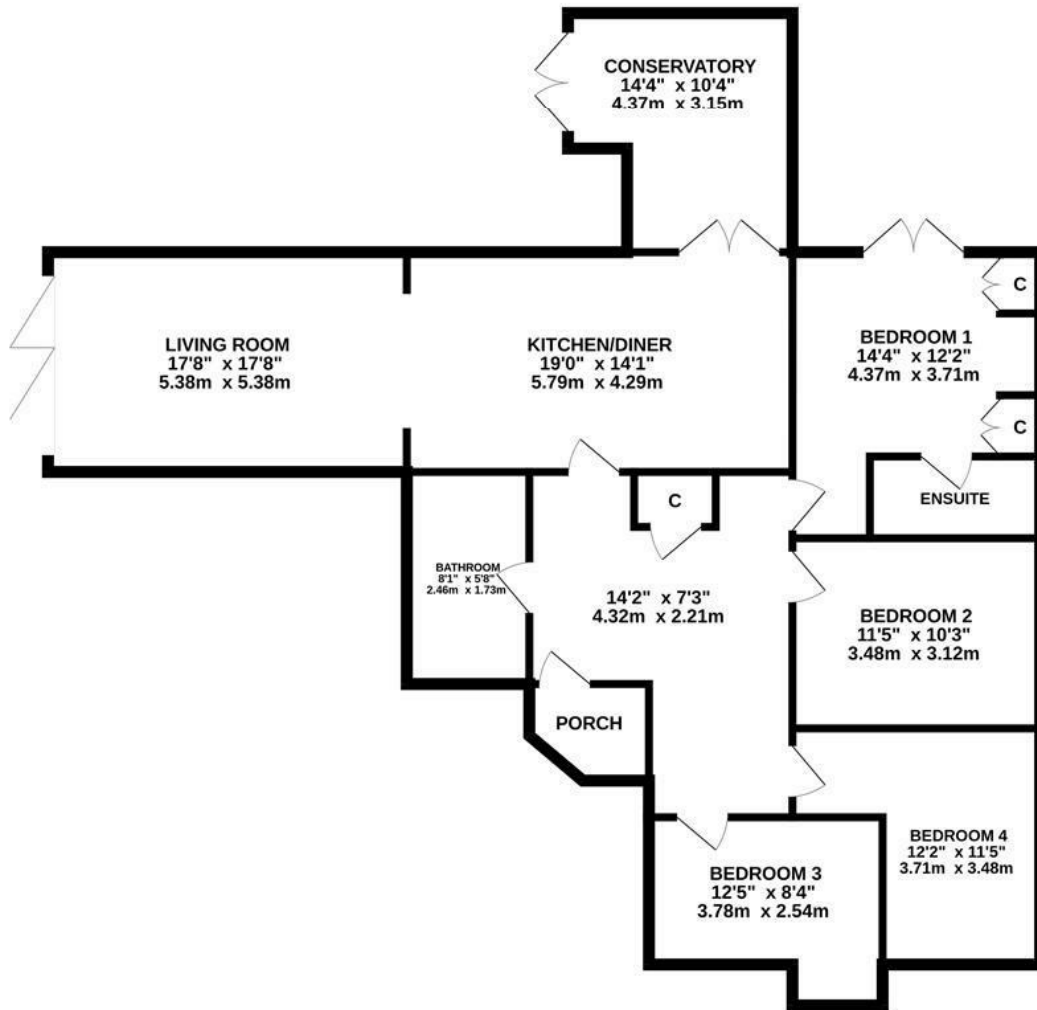
Symonds + Greenham have been informed that this property is Freehold.

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

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band "A" (change as needed).

# GROUND 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
72	85

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
71	85