SYMONDS + GREENHAM

Estate and Letting Agents









St Leonards Ottringham Road, Hull, Yorkshire HU12 9RX
Offers over £175,000

BEAUTIFULLY PRESENTED THREE BEDROOM HOME – HUGE REAR GARDEN – FANTASTIC GARDEN BAR – ADDITIONAL LOFT SPACE – REAR PARKING

Situated in the popular village of Keyingham, this beautifully presented three bedroom terraced home offers stylish interiors, versatile living space and an exceptionally generous rear garden.

The ground floor features a welcoming living room and a spacious kitchen/diner, perfect for everyday family life and entertaining. Upstairs are three well-proportioned bedrooms and a modern family bathroom, while the converted loft provides useful additional space, ideal for a home office or hobby room.

The real standout feature is the impressive rear garden, offering fantastic outdoor space for families and entertaining. A superb converted bar/summerhouse provides the perfect spot for hosting friends, enjoying summer evenings or simply relaxing.

Further benefits include off-street parking to the rear.

Combining stylish accommodation with outstanding outdoor space, this fantastic home has plenty to offer!

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 B.

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.

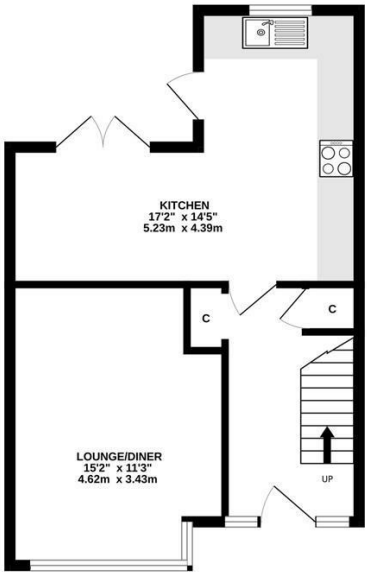
VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DOUBLE GLAZING
The property has the benefit of double glazing.

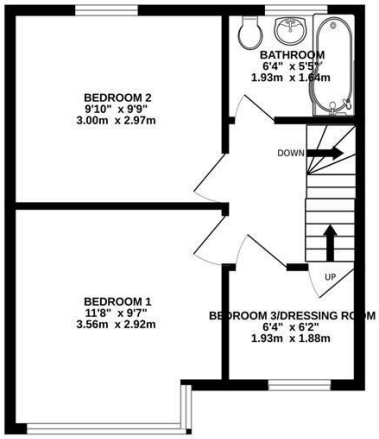
FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

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.
The loft space does not have building regulations.

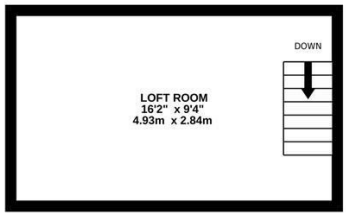
GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.

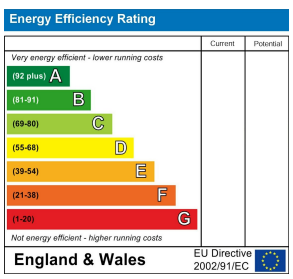


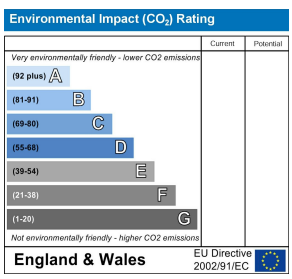
2ND FLOOR
177 sq.ft. (16.4 sq.m.) approx.

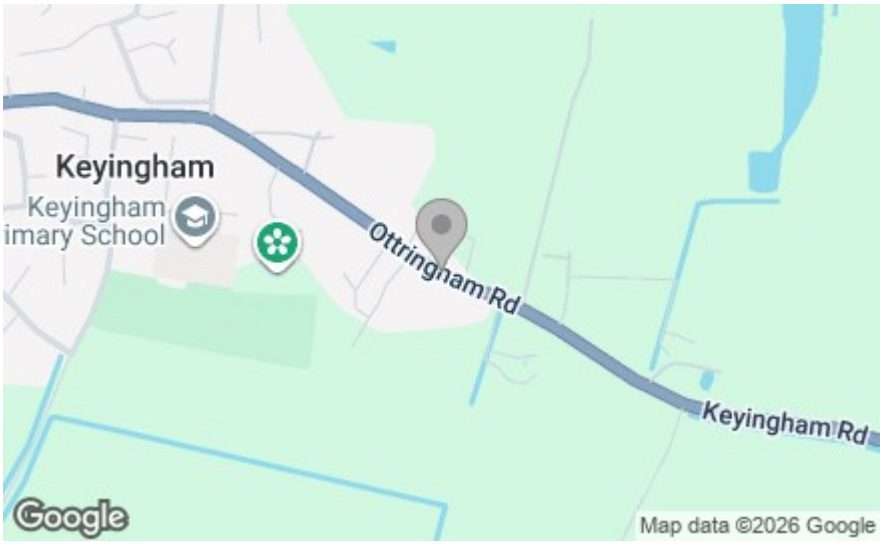


TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

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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