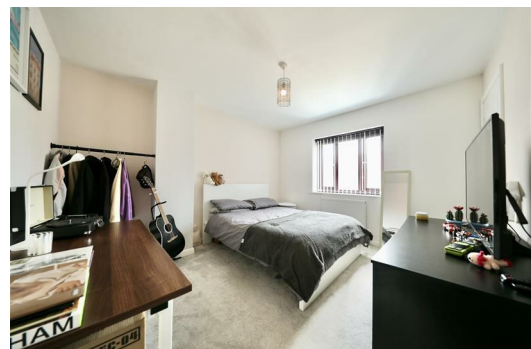




SYMONDS + GREENHAM

Estate and Letting Agents



42 Beech Close, Hull, HU12 9HN

£160,000

BEAUTIFULLY PRESENTED TWO-BEDROOM SEMI-DETACHED HOME IN A PEACEFUL BURSTWICK CUL-DE-SAC, FEATURING MODERN INTERIORS, A SOUTH-FACING LOW-MAINTENANCE GARDEN, AND GENEROUS PARKING—READY TO MOVE STRAIGHT INTO.

Nestled in the charming village of Burstwick, Beech Close offers a delightful semi-detached house that is truly move-in ready. This property is situated in a desirable cul-de-sac, providing a peaceful environment while still being conveniently close to the bustling towns of Hedon and Hull.

Upon entering, you will find a comfortable lounge that invites relaxation and social gatherings. The modern kitchen features high gloss units, ample storage and dining area.

The house features two spacious bedrooms, providing plenty of room for rest and personal space. The bathroom is fitted with a contemporary white suite, ensuring a fresh and clean atmosphere.

Outside, the south-facing garden is designed for low maintenance, allowing you to enjoy the outdoors without the hassle of extensive upkeep. Additionally, there is ample parking available at both the front and side of the property, making it convenient for residents and visitors alike.

Living in Burstwick means you can enjoy the tranquillity of village life while still having easy access to a range of amenities. With a regular bus service to Hull and the coast, you can effortlessly explore the surrounding areas. This property is an excellent opportunity for those seeking a comfortable home in a picturesque setting.

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"

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.

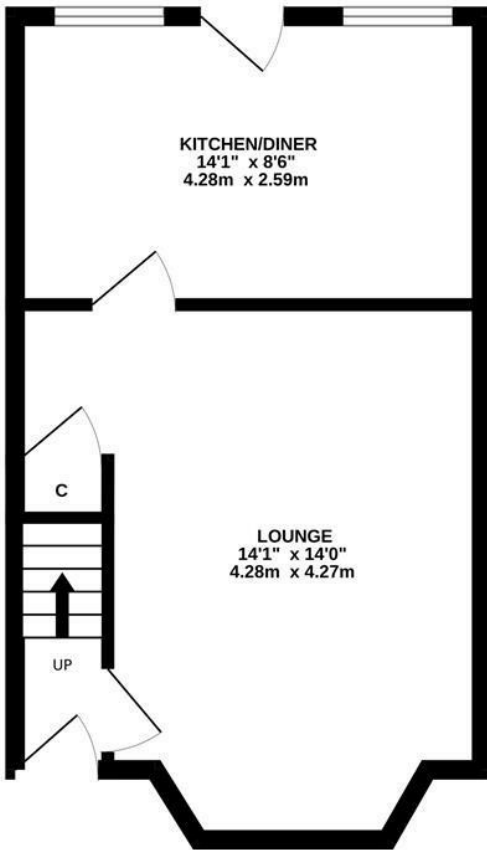
TENURE

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

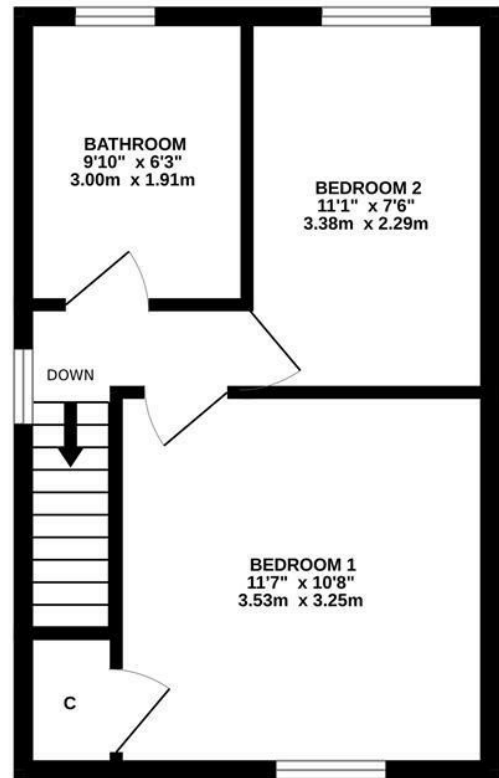
VIEWINGS

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

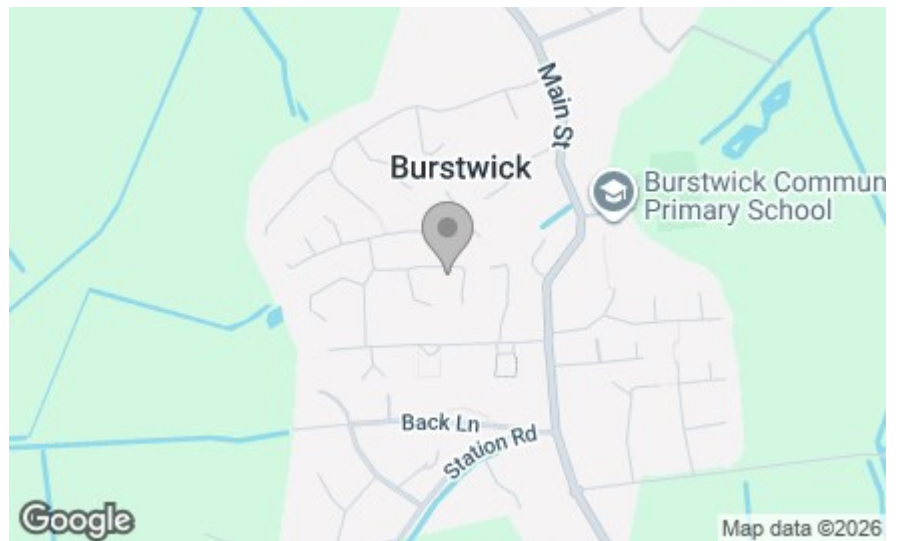
GROUND FLOOR



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	
(82 plus) A	84
(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	84
(81-91) 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