



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## Ashville , Hull, HU11 5AP £325,000

BEAUTIFUL FIVE-BEDROOM PERIOD SEMI-DETACHED HOME IN THE IDYLIC VILLAGE OF NEW ELLERBY, OFFERING GENEROUS RECEPTION SPACE, A STUNNING 25FT DINING KITCHEN, LARGE GARDENS AND OPEN COUNTRYSIDE VIEWS — PERFECT FOR FAMILY LIVING.

Nestled in the picturesque village of New Ellerby, Hull, this charming semi-detached house offers a delightful blend of period features and modern living. With five spacious bedrooms and two well-appointed bathrooms, this property provides ample accommodation for families or those seeking extra space.

As you enter, you are greeted by a welcoming entrance hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the impressive 25ft dining kitchen, which is ideal for family gatherings and culinary adventures. A convenient shower room and rear lobby complete the ground floor, ensuring practicality for everyday living.

The first floor features a family bathroom and five generously sized bedrooms, each offering lovely views of the surrounding countryside. The property is set within large front and rear gardens, providing a serene outdoor space to enjoy the beautiful open views and the tranquility of village life. With plenty of parking available, convenience is at your fingertips.

New Ellerby is a charming hamlet located in the East Riding of Yorkshire, approximately eight miles northeast of Hull city centre. This peaceful location is perfect for those who appreciate a quieter lifestyle while still being within easy reach of urban amenities. This beautiful period property is full of character and charm, making it a must-see for anyone looking to embrace the idyllic village life. Viewing is highly recommended to fully appreciate all that this home has to offer.

### **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 'C'

### **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**

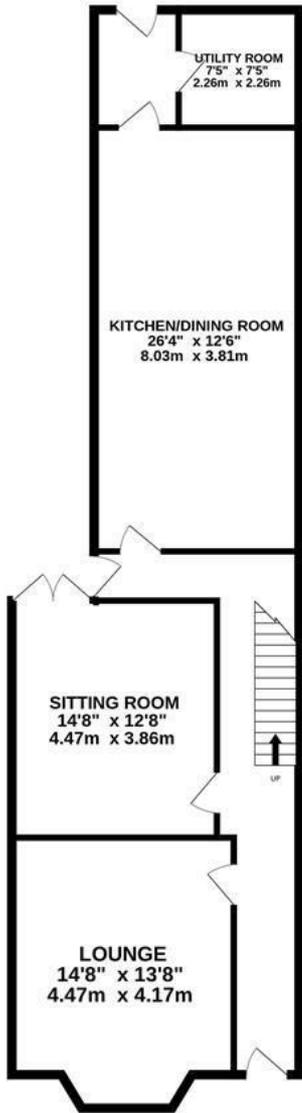
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **TENURE**

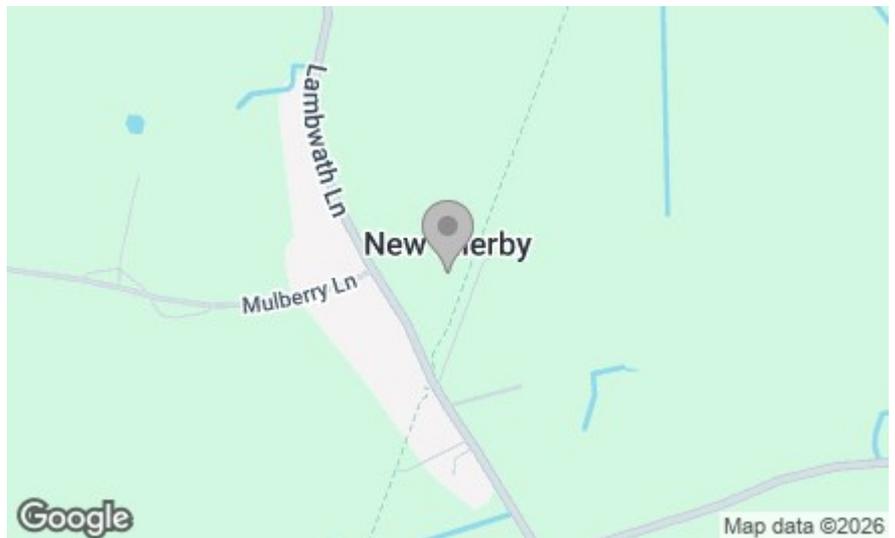
Symonds + Greenham have been informed that this property is Freehold

### **VIEWINGS**

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



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) <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	
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	
(02 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	
England & Wales	EU Directive 2002/91/EC