



SYMONDS + GREENHAM

Estate and Letting Agents



9 Benningholme Lane, Hull, HU11 5EA **Offers over £300,000**

Symonds and Greenham are delighted to present this beautifully appointed three bedroom detached bungalow on Benningholme Lane, situated in the highly sought after village of Skirlaugh. Enjoying a peaceful yet central position, the property is within easy reach of local amenities, well regarded schools and regular bus routes connecting to Hull and Hornsea. Offered with no onward chain, this exceptional home is truly move in ready and has been finished to a lovely standard throughout.

The property has a warm and welcoming feel, with a well kept frontage and gated driveway setting the tone. The accommodation briefly comprises a welcoming entrance hall leading into a bright and spacious living room, beautifully enhanced by a log burner which creates a cosy and inviting focal point. A separate dining area flows seamlessly into a modern fitted kitchen, all designed with both practicality and comfort in mind. To the rear of the home is a stunning additional reception space, filled with natural light from skylights and also featuring a second log burner, making it an exceptional year round living area. With direct access onto the garden, it is perfect for relaxing, entertaining or simply enjoying the outlook.

The ground floor also offers a well proportioned bedroom and a stylish shower room, while to the first floor are two further generous bedrooms along with a modern family bathroom, all presented in excellent condition and offering flexible accommodation for a variety of buyers.

Externally, the rear garden is a real highlight, beautifully low maintenance and enjoying a sunny aspect, creating a peaceful and private space ideal for outdoor dining and relaxation. The property also benefits from a garage and a gated front driveway providing ample off street parking.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

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.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

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.

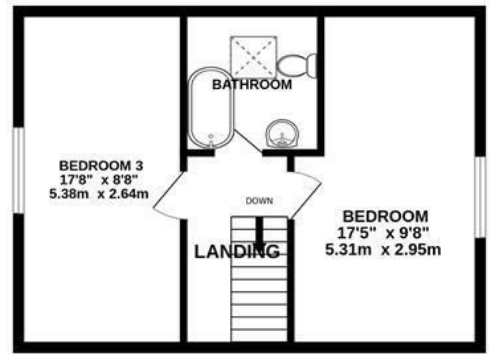
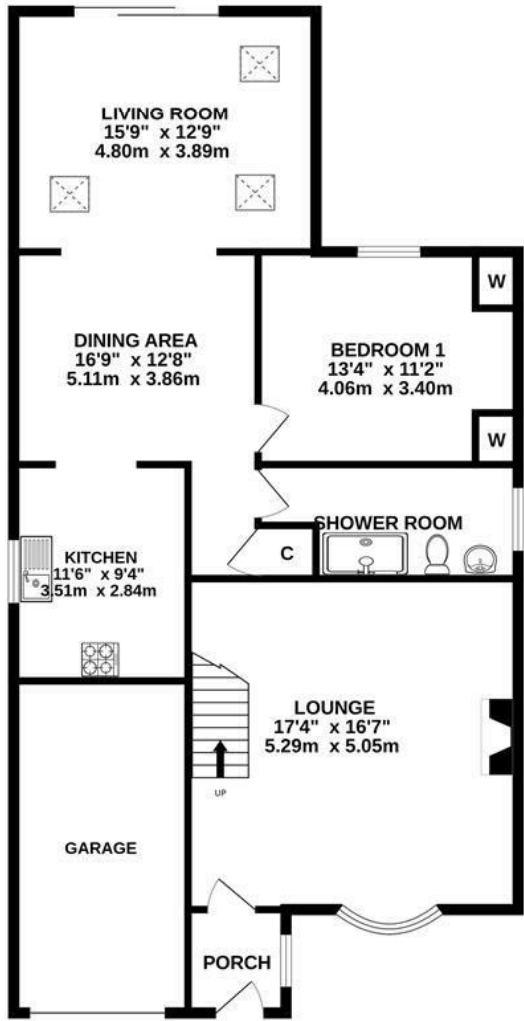
TENURE

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

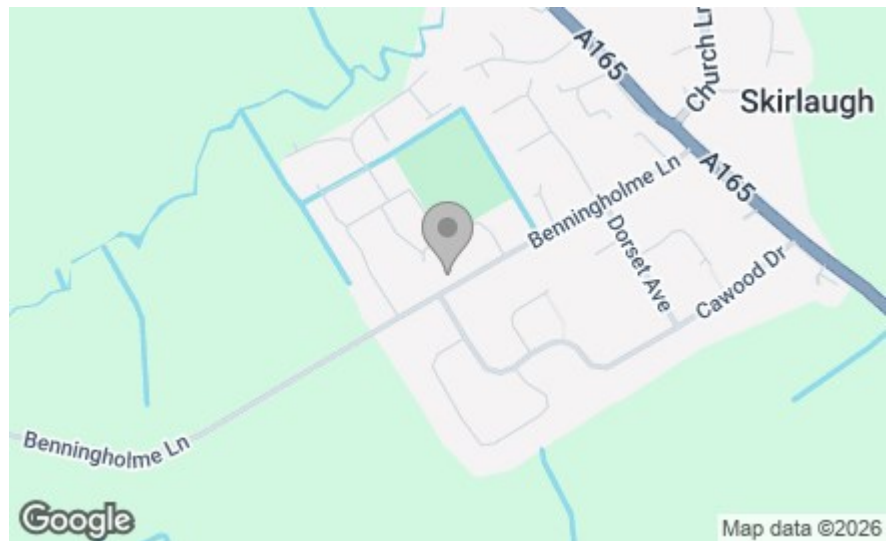
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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



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.
Made with Metropix ©2026



| 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 | |
| 72 | 81 |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (02 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 ₂ emissions | |
| | |
| England & Wales | EU Directive 2002/91/EC |