



SYMONDS + GREENHAM

Estate and Letting Agents



1 Hinch Garth, Hull, HU12 0HR

£425,000

IMPRESSIVE SIX-BED DETACHED FAMILY HOME EXTENDING OVER 2,400 SQ FT - STUNNING OPEN-PLAN KITCHEN DINER, MULTIPLE LIVING SPACES & THREE BATHROOMS - PRIVATE CUL-DE-SAC SETTING WITH GARDEN BAR, DOUBLE GARAGE & COASTAL VILLAGE LOCATION

Nestled in the picturesque coastal village of Roos, Hinch Garth is an outstanding six-bedroom detached house that epitomises modern family living. Spanning over 2400 square feet, this remarkable property is located in a tranquil cul-de-sac, making it an ideal sanctuary for families seeking both space and comfort.

Upon entering, one is welcomed by a spacious open-plan kitchen diner, which serves as the heart of the home. This area is perfect for culinary enthusiasts and provides ample room for family gatherings and entertaining friends. Adjacent to the kitchen diner is a large lounge, creating a warm and inviting atmosphere for relaxation after a busy day. The ground floor also features two self-contained bedrooms and bathroom. The sixth bedroom is currently being used as a home study adding versatility to the living space. The property boasts five well-appointed bedrooms, ensuring that there is plenty of room for family and guests alike. With three bathrooms, including a dreamy family bathroom, morning routines are made effortless. Step outside to discover a delightful rear garden, complete with its own bar, ideal for summer evenings and socialising. The double garage offers additional storage and parking space, enhancing the practicality of this wonderful home.

Roos is a charming village located just four miles from the scenic seaside town of Withernsea and approximately twelve miles from Hornsea. The village is well-equipped with a local shop, two public houses, a country bus service, and its own primary school, making it a convenient and friendly place to live. Hinch Garth is not merely a house; it is a place where cherished memories can be created. With its spacious layout and prime location, this property is a must-see.

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 "E"

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

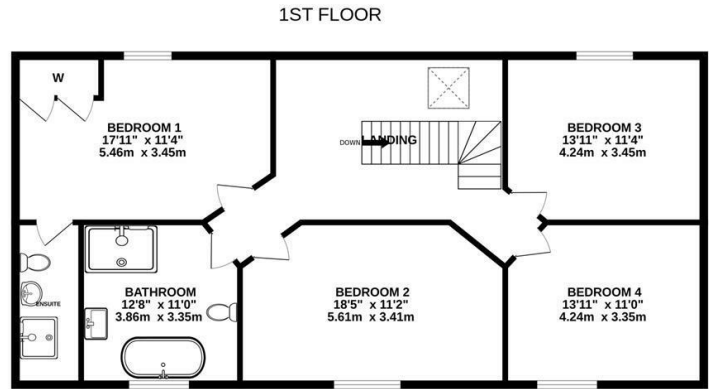
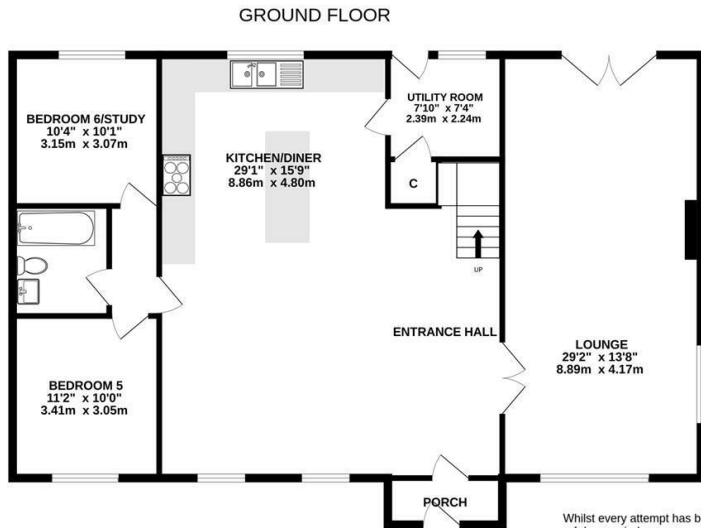
The property has the benefit of double glazing.

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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