



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## Southfield Hull Road, Hull, HU11 5AA Offers over £280,000

TWO-BEDROOM SEMI-DETACHED HOME - PERIOD FEATURES WITH MODERN CONVENIENCE - TWO SPACIOUS RECEPTION ROOMS - KITCHEN DINER WITH UTILITY & WC - FOUR-PIECE FAMILY BATHROOM - OFF-STREET PARKING - REAR GARDEN

Nestled on Hull Road in the charming village of Skirlaugh, this delightful semi-detached house presents a wonderful opportunity for those seeking a blend of period charm and modern convenience. With two spacious reception rooms and a large kitchen diner, this property boasts ample living space, perfect for both relaxation and entertaining. The kitchen diner is a highlight, featuring a utility area and a convenient downstairs WC, making daily life both practical and enjoyable.

The property comprises two well-proportioned bedrooms, providing a comfortable retreat for rest. The four-piece bathroom adds a touch of luxury, ensuring that all your needs are met. While the second reception room requires some attention, it offers a blank canvas for you to transform into your dream space, whether that be a cosy study, a playroom, or an additional lounge. There is also excellent scope to create a third bedroom, either by converting the front lounge or utilising the loft space (subject to the necessary permissions). Outside, the property benefits from off-street parking, a valuable asset in this desirable location. The house retains many original features, adding character and charm that is often sought after in period properties. Situated on Hull Road, this home is conveniently located within easy reach of local amenities, including a local shop with a post office, a café, hairdressers, and a welcoming public house.

The village is well-served by a regular bus service, connecting residents to nearby Hornsea, Beverley, and Hull, making it an ideal spot for those who appreciate both village life and accessibility to larger towns. This property is a true gem, offering a unique opportunity to create a home that reflects your personal style in a friendly and vibrant community.

### **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.

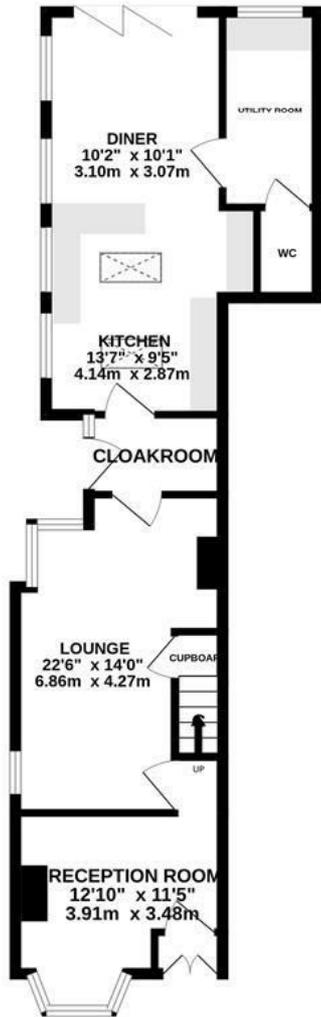
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

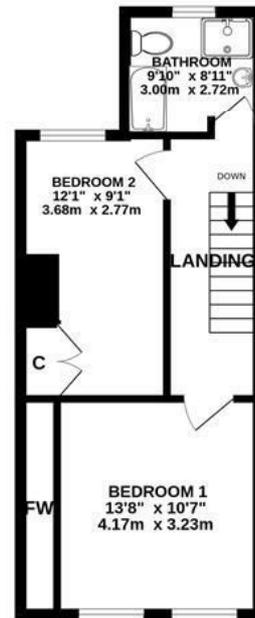
### **VIEWINGS**

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

GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

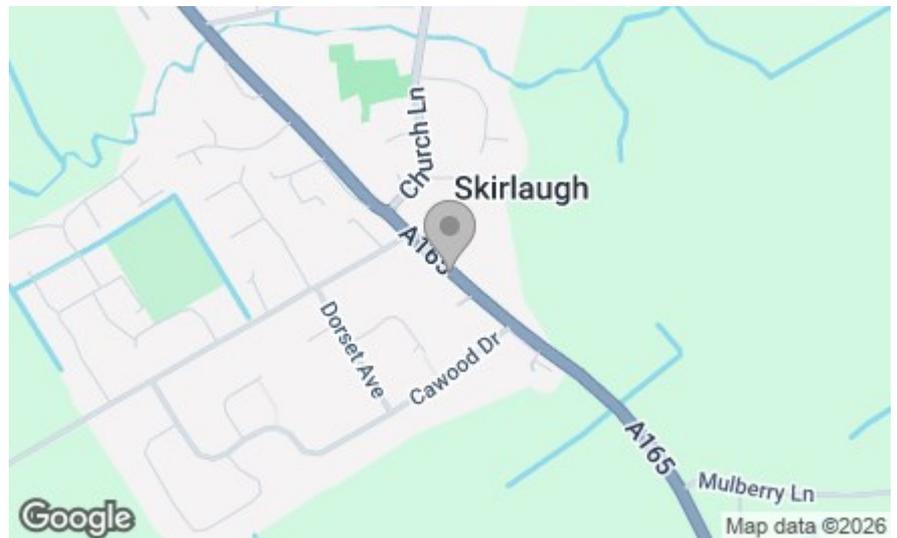


1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC