



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Pillar Box Cottage Main Road, Hull, HU12 9NQ Offers in the region of £360,000**

This exquisite double-fronted character cottage seamlessly fuses timeless period charm with exceptional modern craftsmanship, offering a truly special place to call home.

From the moment you step inside, the attention to detail is unmistakable. Stone flooring flows throughout the ground floor, setting the tone for the beautifully presented interiors. The elegant sitting room features a striking fireplace, while the separate dining room, with its exposed brick chimney breast and log-burning stove, creates an inviting space perfect for cosy evenings and entertaining alike.

At the heart of the home lies a bespoke farmhouse-style kitchen, fitted with classic shaker cabinetry and finished to an impeccable standard – a true showcase of style and functionality.

Upstairs, three thoughtfully designed bedrooms continue the home's charm, each with bespoke fitted wardrobes and traditional column radiators. The luxurious four-piece bathroom offers a spa-like retreat, complete with a freestanding roll-top bath and a walk-in rainfall shower.

Outside, the property benefits from a generous driveway offering ample off-street parking, while the private, low-maintenance rear garden provides a peaceful oasis with defined seating areas ideal for relaxing or entertaining.

Situated in a picturesque village with excellent access to Hull and the nearby coast, this beautifully restored home offers the perfect balance of rural tranquillity and convenience.

A rare opportunity to acquire a character home of this calibre – early viewing is strongly recommended.

**CENTRAL HEATING**

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

**DOUBLE GLAZING**

The property has the benefit of double glazing.

**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.

**COUNCIL TAX BAND**

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

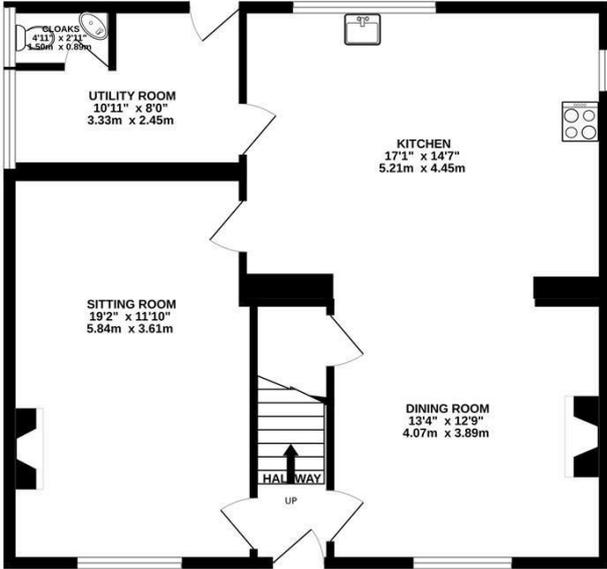
**VIEWINGS**

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

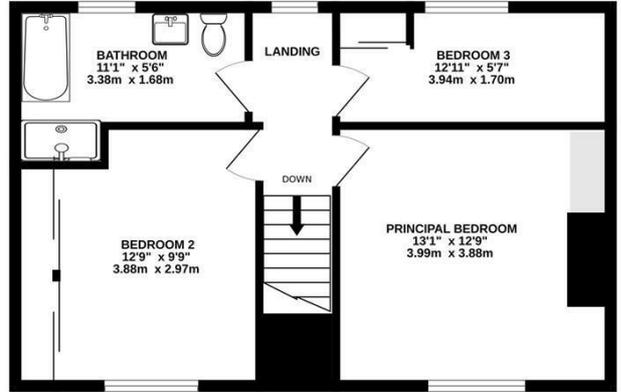
**DISCLAIMER**

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.

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	
(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	
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	
(92 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

