



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **The Old Chapel Chapel Lane, Hull, HU12 0AA**

### **Offers over £300,000**

Nestled on Chapel Lane in the charming village of Ottringham, The Old Chapel is a stunning three-bedroom house that beautifully marries historic elegance with modern luxury. Originally a Wesleyan chapel built in 1856, this property underwent a meticulous transformation in 2017, resulting in a home that is both unique and inviting.

As you enter, you are greeted by an enchanting entrance lobby adorned with hardwood flooring and an elegant staircase, setting the tone for the character that permeates the home. The ground floor features three well-appointed bedrooms, including a master suite that boasts a luxurious en-suite bathroom and fitted wardrobes, ensuring both comfort and convenience. The second bedroom enjoys access to a Jack and Jill bathroom, perfect for family living. A practical utility room and a guest WVC add to the functionality of this thoughtfully designed space, while an integrated garage provides off-street parking and easy access to the delightful courtyard.

Ascend to the first floor, where the open-plan living and dining area awaits. This bright and airy space is enhanced by magnificent arched and stained glass windows, allowing natural light to flood in. The fully-integrated kitchen is perfect for culinary enthusiasts, while the log burning stove creates a warm and inviting atmosphere for cosy evenings. A private seating area on this level offers an additional retreat for relaxation.

The outdoor courtyard is a charming spot for enjoying a cup of tea or soaking up the sun, making it an ideal extension of your living space. The Old Chapel is not just a home; it is a sanctuary filled with character and charm, offering a truly unique living experience. This property is perfect for those seeking a blend of historical beauty and contemporary comforts in a tranquil setting.

### **FIXTURES, FITTINGS AND FURNISHINGS**

Certain fixtures, fittings and furnishings may be purchased with the property but may be subject to separate negotiation as to price.

### **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.

### **COUNCIL TAX BAND**

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

### **DISCLAIMER**

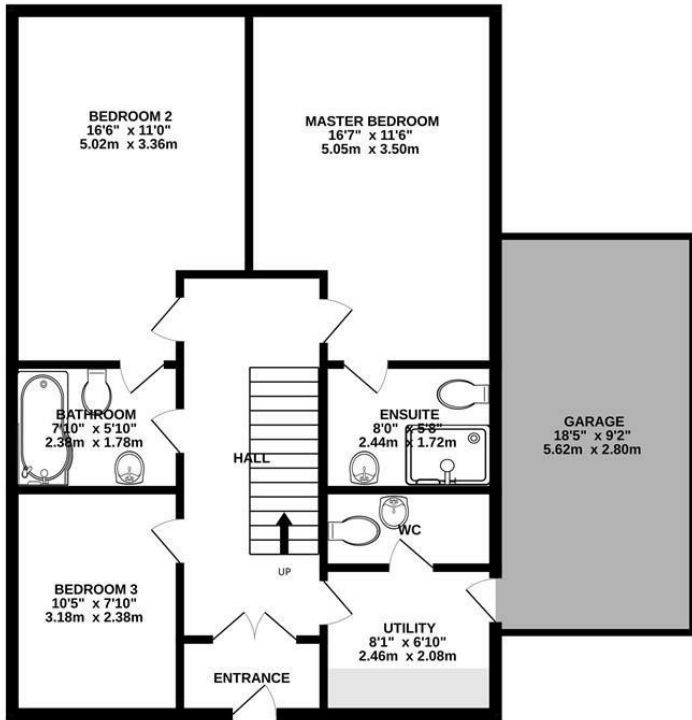
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **VIEWINGS**

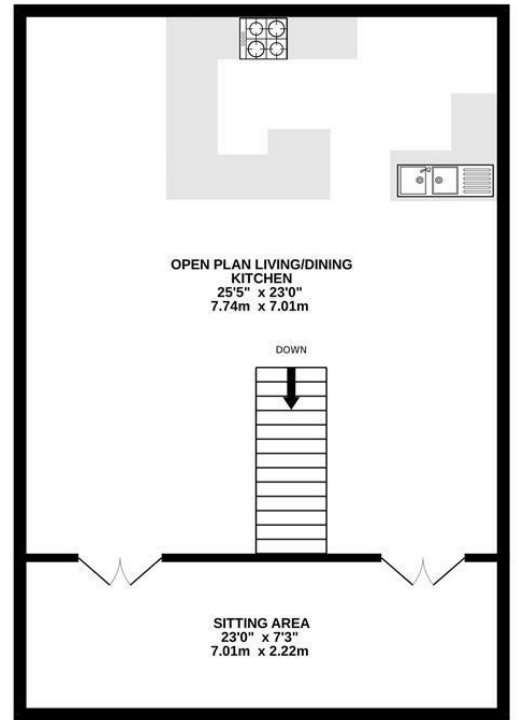
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



THE OLD CHAPEL, CHAPEL LANE, OTTRINGHAM HU12 0AA

TOTAL FLOOR AREA : 1474 sq.ft. (136.9 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 |           |
| (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 |           |
| <b>79</b>                                   | <b>86</b> |
| 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 |           |
| <b>79</b>                                                       | <b>86</b> |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |

