



SYMONDS + GREENHAM

Estate and Letting Agents



2 Hastings Road, Hull, HU12 9PG

Offers over £250,000

This extensively improved and deceptively spacious extended semi-detached home offers an ideal setting for a growing family in a prime village location. Thoughtfully enhanced by the current owners, the property now boasts 1,300 sq. ft. of well-designed living space—comparable in size to many four-bedroom homes.

The standout feature is the superb open-plan dining kitchen, complete with integrated appliances, a utility area, and ample space for entertaining. The ground floor also offers a generous full-width, 21ft L-shaped lounge with doors leading out to the garden, along with a stylish and contemporary bathroom suite.

Upstairs, three well-presented double bedrooms, all with fitted wardrobes or storage, provide comfortable accommodation.

Outside, the property is tucked away behind private hedging and benefits from a wraparound garden with lawned areas and multiple stone seating spots. The converted garage adds versatility, currently serving as a fantastic summer house—ideal for a games room or bar—but can easily be reverted if needed. Off-street parking is available beyond.

A home of this size and quality in such a sought-after location is rare—early viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

KITCHEN DINER

18'8 x 18'6 (5.69m x 5.64m)

A stunning open-plan kitchen diner that serves as the heart of the home, designed for both style and functionality. Featuring a range of sleek eye-level and base units paired with elegant work surfaces, this space is equipped with an integrated dishwasher, a sink with a drainer unit, a gas hob with an overhead extractor fan, and an integrated electric oven and grill. There's ample space for an American-style fridge freezer, while French doors seamlessly connect the room to the rear garden, inviting natural light and creating a perfect indoor-outdoor flow.

LOUNGE

21'0 x 14'8 (6.40m x 4.47m)

A spacious and inviting 21-foot L-shaped lounge, offering versatility and comfort. The room is centered around a stylish feature electric fire, creating a warm and cozy atmosphere. Generous proportions provide ample space for both relaxation and entertaining, making it an ideal setting for modern living.

BATHROOM

8'4 x 5'4 (2.54m x 1.63m)

A well-appointed bathroom featuring a low-level WC, a sleek pedestal hand basin, and a heated towel rail for added comfort. The panelled bath includes an overhead shower attachment, while stylish tiling to splashback areas enhances both practicality and elegance.

UTILITY ROOM

Convenient utility room with eye and base level units with complementing work tops, plumbing for washing machine and space for tumble dryer

FIRST FLOOR

LANDING

BEDROOM ONE

15'8 x 10'7 (4.78m x 3.23m)

An excellent sized double bedroom

BEDROOM TWO

11'8 x 10'5 (3.56m x 3.18m)

A second good sized double bedroom

BEDROOM THREE

12'2 x 8'1 (3.71m x 2.46m)

A third double bedroom

OUTSIDE

Nestled behind private hedging, the property enjoys a sense of seclusion while offering a beautifully maintained wraparound garden on three sides. Thoughtfully designed, the outdoor space features a mix of lawned areas and separate stone seating spots, perfect for relaxation or entertaining. The former garage has been expertly converted into a fully insulated and boarded summer house, ideal as a games room, bar, or versatile retreat—though it can easily be reverted to its original use if desired.

PARKING

The property benefits from a substantial front and side drive laid to gravel providing off street parking for a number of vehicles

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

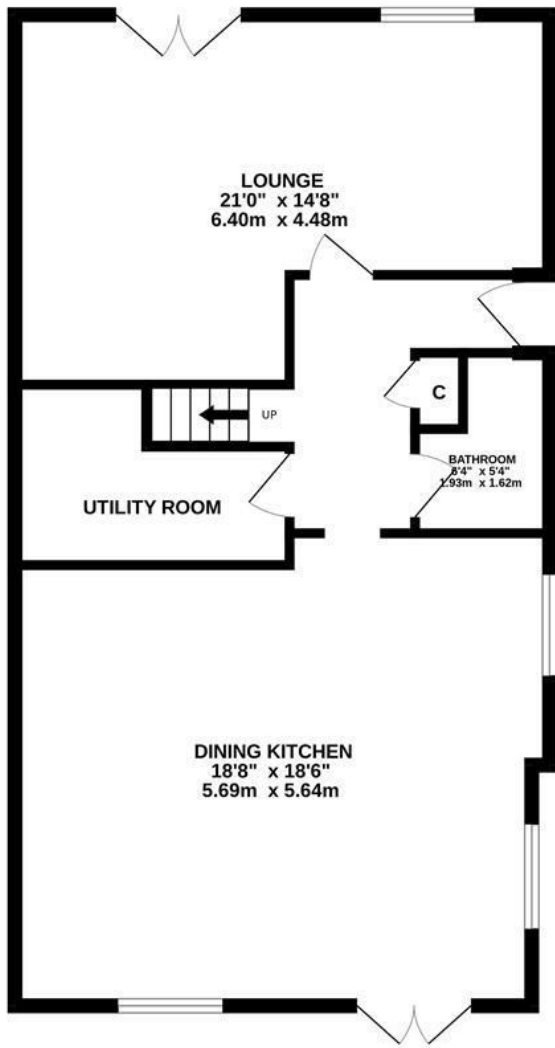
VIEWINGS

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

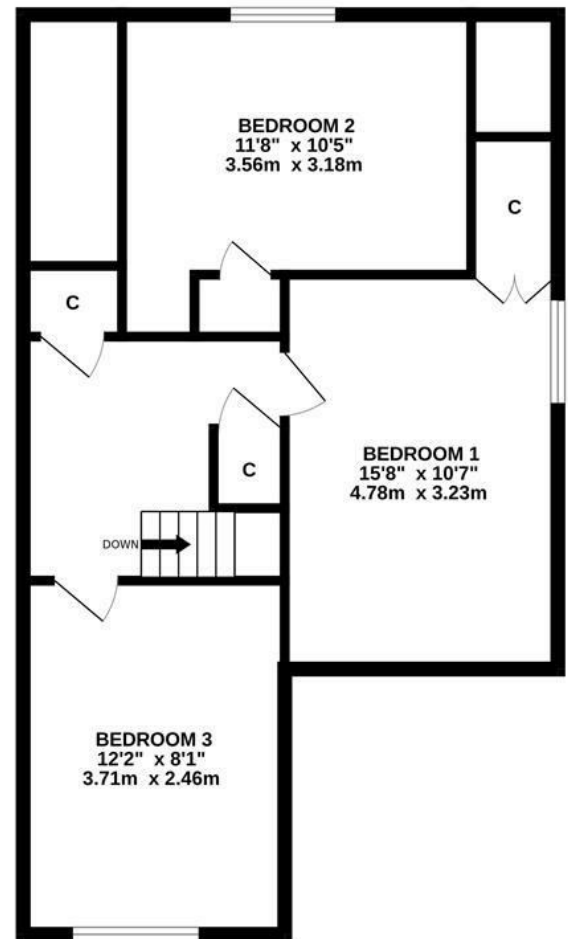
DISCLAIMER

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.

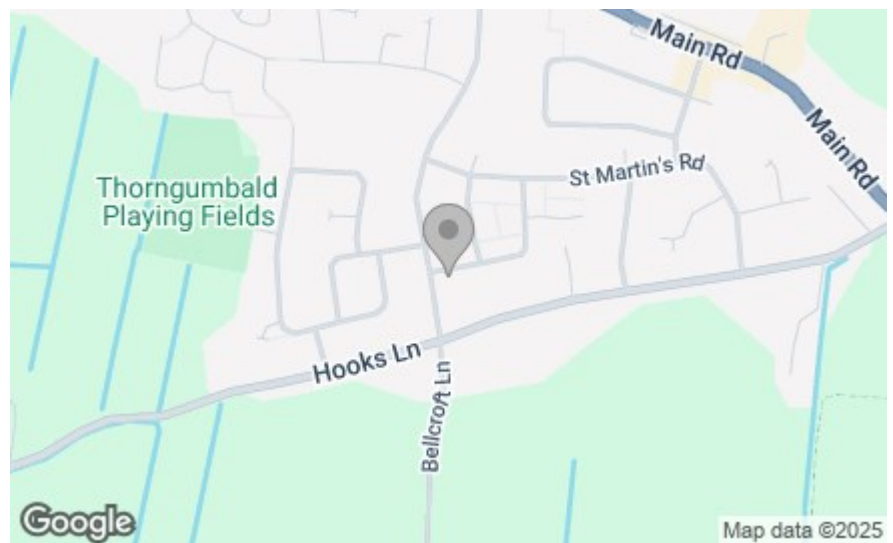
GROUND FLOOR



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 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	