



SYMONDS + GREENHAM

Estate and Letting Agents



44 Staithe Road, Hull, HU12 8TB **Offers over £245,000**

CHARACTERFUL THREE-BED DETACHED PERIOD HOME DATING BACK TO 1907 - BEAUTIFULLY PRESENTED WITH LOG BURNER, MODERN KITCHEN & JACK-AND-JILL ENSUITE - PRIVATE GARDEN, DOUBLE GARAGE & NO ONWARD CHAIN IN SOUGHT-AFTER PRESTON VILLAGE

Nestled in the charming village of Preston, Hull, this well-presented detached property, formerly known as Hope Cottage, dates back to 1907 and offers a delightful blend of character and modern living. This stunning three-bedroom home is perfect for families seeking a move-in-ready residence with no onward chain.

As you enter, you are greeted by a bright and inviting entrance hall that leads into a cosy lounge, featuring a charming bay window and a log burner, ideal for those relaxing evenings. The lounge flows seamlessly into the dining room, which opens up through elegant double doors to a private rear garden, creating a warm and sociable atmosphere perfect for entertaining or enjoying family life.

At the rear of the property, you will find a modern, high-spec kitchen equipped with sleek finishes and quality fittings. This space leads into a handy rear porch and a beautifully finished family bathroom, complete with a jacuzzi-style bath, shower, toilet, and ample built-in storage. The first floor boasts three generously sized bedrooms, each fitted with wardrobes that provide excellent storage solutions. The main bedroom features a stylish Jack and Jill en-suite, accessible from both the bedroom and the landing, offering added convenience.

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 "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.

DOUBLE GLAZING

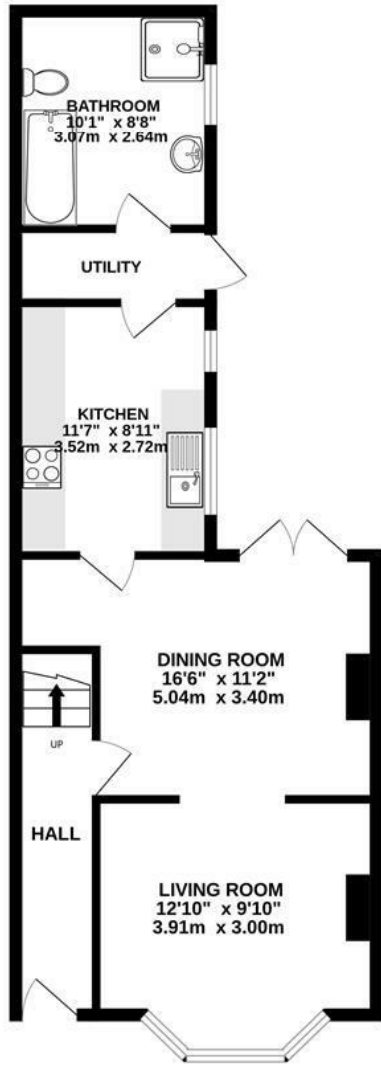
The property has the benefit of double glazing.

TENURE

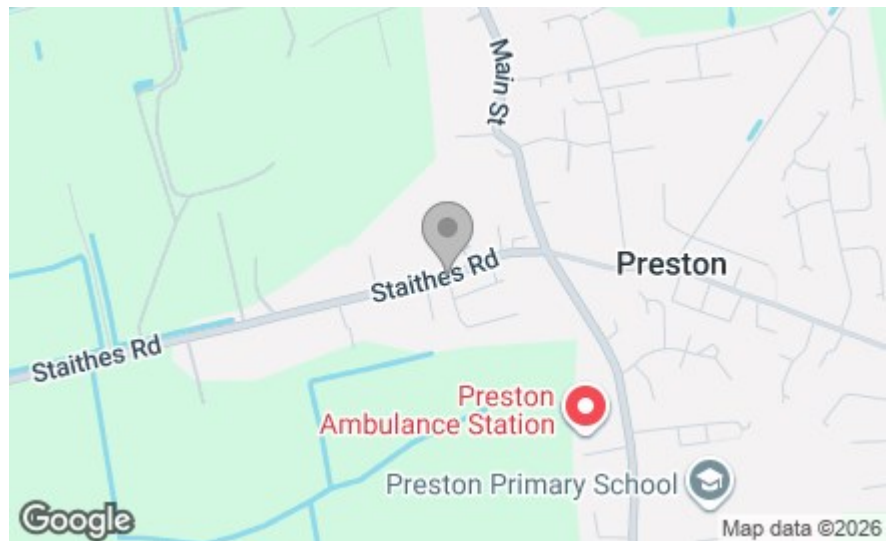
Symonds + Greenham have been informed that this property is Freehold

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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| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (82 plus) A | 82 |
| (81-81) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 60 | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (82 plus) A | 82 |
| (81-81) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| 60 | |
| England & Wales | EU Directive 2002/91/EC |