



SYMONDS + GREENHAM

Estate and Letting Agents



29 Oak Tree Estate, Hull, HU12 8UU

£150,000

Nestled in the charming Oak Tree Estate of Preston, Hull, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life. The single reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

The house is situated in a popular village setting, providing a peaceful atmosphere while remaining conveniently close to local amenities. Residents will appreciate the proximity to essential services, shops, and recreational facilities, ensuring that daily needs are easily met. Additionally, families will benefit from being near reputable local schools and a Sixth Form College, making this location ideal for those with children.

One of the standout features of this property is the large rear garden, which is well-maintained and offers ample space for outdoor activities, gardening, or simply enjoying the fresh air. This garden provides a wonderful setting for family gatherings, children's play, or quiet moments of reflection.

Overall, this semi-detached house in Oak Tree Estate is a fantastic family home that combines comfort, convenience, and a lovely community atmosphere. It is an opportunity not to be missed for those looking to settle in a welcoming environment in Preston, Hull.

HALLWAY

Under stairs storage

LOUNGE

10'6 x 14'0 max (3.20m x 4.27m max)

Feature fireplace

KITCHEN/DINER

10'7 x 18'1 max (3.23m x 5.51m max)

Base to eye level units, complementary work surfaces, electrical hob with overhead extractor fan, tiled to splash back areas, integrated oven, ceramic sink, integrated dishwasher, space for fridge freezer, french doors leading to rear garden.

UTILITY ROOM

Access to downstairs w/c

DOWNSTAIRS W/C

Low level w/c with pedestal hand basin

BATHROOM

Panelled bath, vanity hand basin, low level w/c, walk in shower, tiled to splash back areas

BEDROOM ONE

11'0 x 12'3 max (3.35m x 3.73m max)

BEDROOM TWO

8'9 x 14'11 max (2.67m x 4.55m max)

BEDROOM THREE

7'9 x 8'6 max (2.36m x 2.59m max)

OUTSIDE

Front of the property is gravelled with raised flower bed. The rear of the property has two timber sheds and an outer brick built shed, garden is partly laid to lawn with raised flower beds, paved patio area and decking towards the end of the garden

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 "A" (change as needed).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold/Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

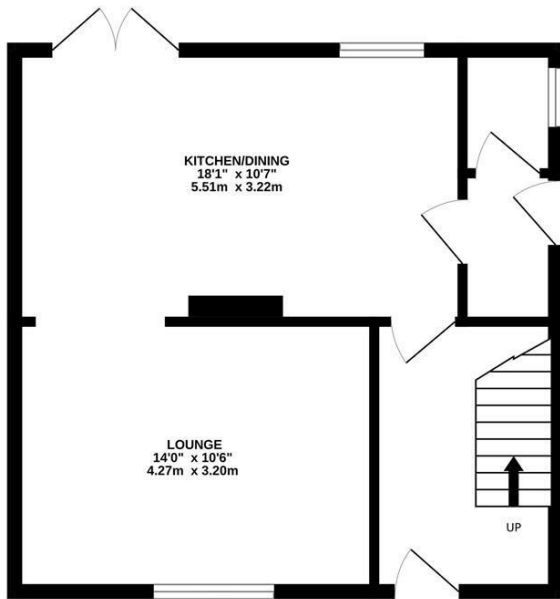
DISCLAIMER

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.

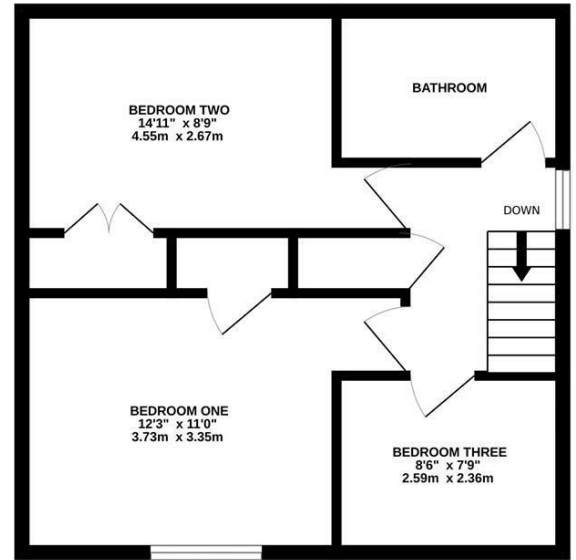
VIEWINGS

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

GROUND FLOOR



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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

