



SYMONDS + GREENHAM

Estate and Letting Agents



12 The Meadows, Hull, HU6 0AU

£335,000

STUNNING FOUR-BED DETACHED HOME - PEACEFUL CUL-DE-SAC LOCATION IN DUNSWELL - THREE RECEPTION ROOMS INCLUDING LARGE REAR LOUNGE - WELL-EQUIPPED KITCHEN & FAMILY BATHROOM - MASTER BEDROOM WITH ENSUITE - SOUTH-FACING REAR GARDEN - DRIVEWAY PARKING & GARAGE - NO CHAIN - MOVE-IN READY - CLOSE TO KINGSWOOD, BEVERLEY & HULL AMENITIES

Nestled in the charming village of Dunswell, Hull, this stunning extended detached house offers a perfect blend of modern living and countryside charm. Situated in a peaceful cul-de-sac, this property boasts high specifications throughout and is ready for you to move in with no chain.

Arranged over two floors, the ground level welcomes you with an inviting entrance hall that leads to a spacious dining room, a comfortable sitting room, and a beautifully extended lounge at the rear, perfect for family gatherings or quiet evenings. The well-appointed kitchen provides ample space for culinary adventures. Upstairs, you will find four generously sized bedrooms, including a master suite with an ensuite bathroom, alongside a family bathroom that caters to the needs of the household. The property features a delightful front garden and a private south-facing garden at the rear, ideal for enjoying sunny days and outdoor entertaining. Off-street parking and a garage add to the convenience of this exceptional home.

Dunswell is a picturesque village surrounded by open countryside, offering a tranquil lifestyle while being just a short drive from the vibrant amenities of Kingswood, Beverley, and Hull. The village itself is equipped with a primary

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 "E"

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.

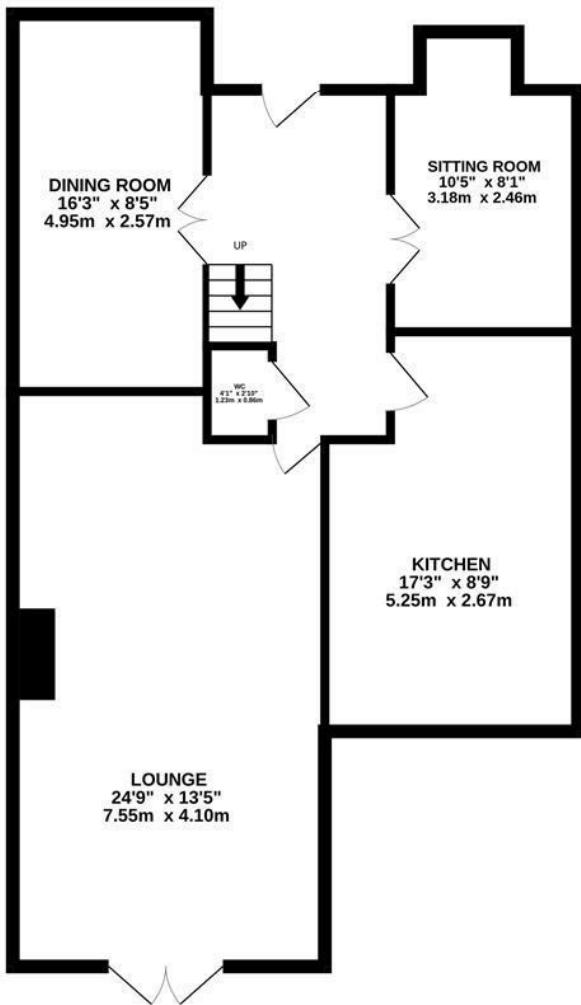
TENURE

Symonds + Greenham have been informed that this property is Freehold

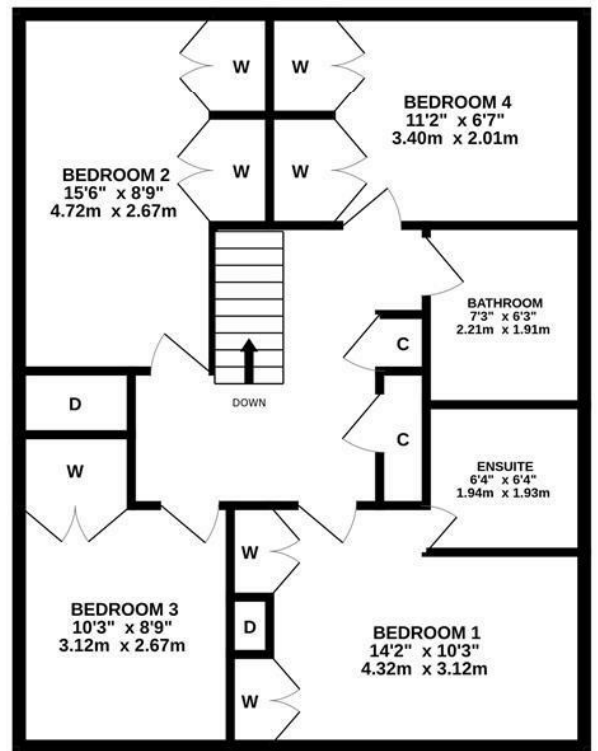
VIEWINGS

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

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.

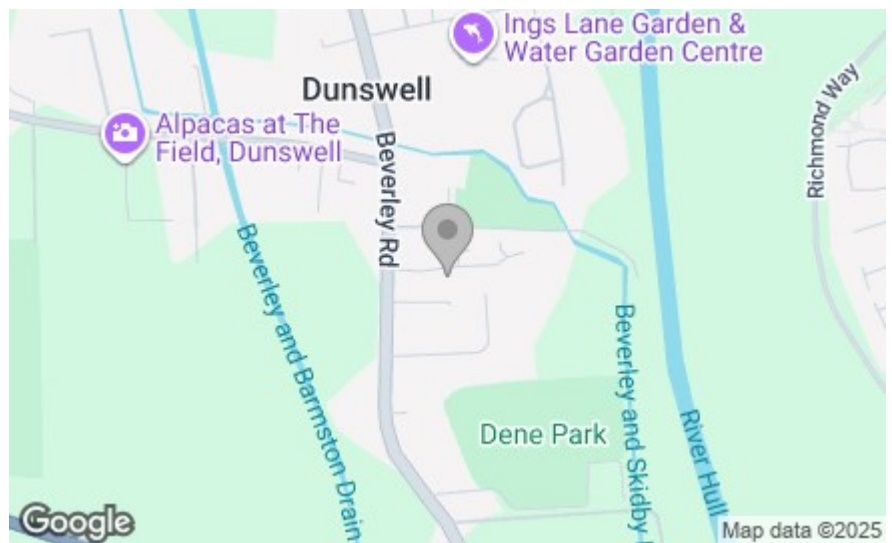


1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 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) 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	81

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	