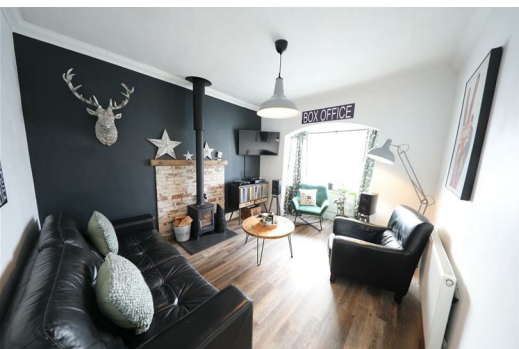




SYMONDS + GREENHAM

Estate and Letting Agents



184 Anlaby Park Road South, Hull, HU4 7BU **Offers over £190,000**

RARE, CHARMING 2 BEDROOM DETACHED COTTAGE - BEAUTIFUL AESTHETICS - LARGE REAR GARDEN WITH OFFICE SPACE - POPULAR LOCATION

Symonds and Greenham are delighted to bring to the market this rare and charming 2 bed detached bungalow located on Anlaby Park Road South, offering a unique opportunity to own a beautifully designed and well-maintained property. This delightful home has been tastefully decorated to an incredibly high standard, boasting a modern and stylish interior that is both elegant and functional. Internally, the cottage comprises a stylish living room with multi fuel wood burner, creating a cosy ambiance on cold winter nights, a fully equipped modern kitchen that has been finished to an impeccable standard, a convenient pantry, two beautiful double bedrooms, one of which is currently used as an additional reception room and a chic bathroom with walk in shower. The piece de resistance, however, is the large, beautiful rear garden that houses additional living space including a glorious office space, cloakroom, additional w/c, utility room and workshop to the rear, all of which are nestled in a calming oasis, creating the perfect balance of indoor and outdoor living. The property also benefits from a garage and shared drive.

THIS ONE IS NOT TO BE MISSED...DO NOT DELAY, BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

LOUNGE

12'0 x 10'10 max (3.66m x 3.30m max)

an incredibly stylish living room with multi fuel wood burner



KITCHEN/DINER

14'5 x 12'2 max (4.39m x 3.71m max)

a modern, minimal kitchen diner with open plan shelving and low level units with complementing work surfaces, sink basin with drainer unit, integrated oven with induction hob, integrated dishwasher and space for fridge freezer



PANTRY

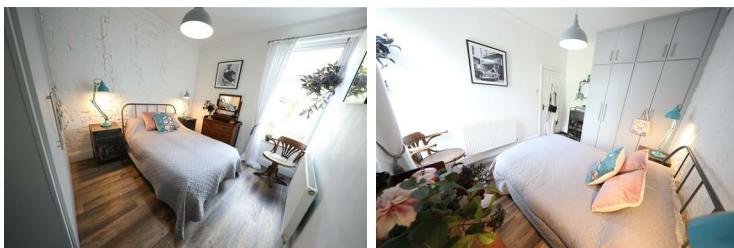
with fitted shelving units for storage



BEDROOM 1

11'11 x 9'6 max (3.63m x 2.90m max)

a beautifully decorated primary bedroom with a lovely view of the rear garden, offering a peaceful sanctuary for a good night's sleep



BEDROOM 2/SITTING ROOM

11'11 x 9'5 max (3.63m x 2.87m max)

another good sized bedroom that could also be used as an additional reception room



BATHROOM

with low level w/c, sink basin with vanity unit, heated towel rail and walk in shower, tiles to splash back areas



OFFICE/HOBBIES ROOM

a superb, multifunctional office space with power supply, currently used as a crafts/meditation room



OUTSIDE

a phenomenal rear garden offering a peaceful oasis for alfresco living, mainly laid to gravel with a variety of trees, shrubbery and planters, separate zones for patio furniture, complete with storage shed and providing access to the office, cloakroom w/c, utility room and workshop, enclosed by timber fencing



CLOAKROOM



W/C
with low level w/c



UTILITY ROOM
with sink basin and plumbing for washing machine and dryer



WORKSHOP/SHED
with power supply



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.

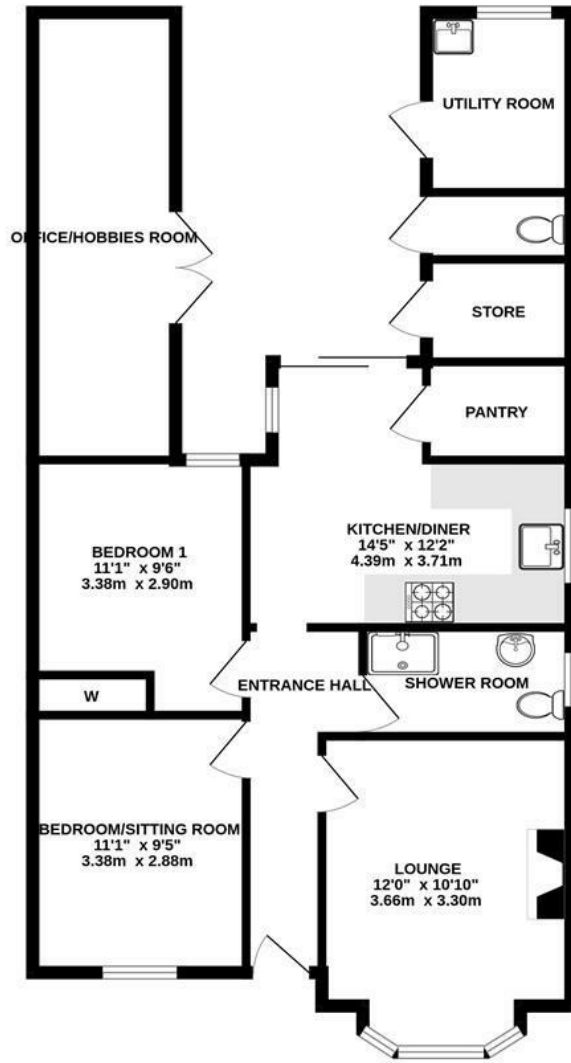
DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING
The property has the benefit of double glazing.

TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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	84
(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	84
(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