



## 24 Grenville Bay, Hull, HU11 4BZ £210,000

Situated on Grenville Bay in the popular village of Bilton, this spacious three bedroom semi detached property occupies an excellent plot within a quiet residential location. Ideally positioned close to local shops and amenities, good local schools, and within easy reach of regular bus routes and Holderness Road providing convenient access into the city centre, the home is perfectly suited to family life.

The accommodation comprises a welcoming entrance hall leading through to a comfortable living room, a ground floor shower room, and an open dining area that flows nicely into the kitchen. To the rear is a bright sun room overlooking the garden, providing a versatile additional living space ideal for relaxing or entertaining. To the first floor are three good sized bedrooms and a family bathroom, offering well balanced accommodation throughout.

Externally, the property benefits from a good sized rear garden, ideal for outdoor enjoyment, along with a garage and a summer house offering excellent storage or leisure space. To the front and side is a generous drive providing ample off street parking. A fantastic family home set on a generous plot in a convenient and well regarded location.

BOOK YOUR VIEWING NOW!

This property is Freehold.

## 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.



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			
(59-68) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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