



SYMONDS + GREENHAM

Estate and Letting Agents



1 South Side Villas, Hull, HU12 0DT

£100,000

THREE-BEDROOM SEMI-DETACHED HOME ON A GENEROUS PLOT IN THE PICTURESQUE VILLAGE OF OTTRINGHAM, OFFERING STUNNING FIELD VIEWS, TWO RECEPTION ROOMS, GARAGE AND PARKING — A FANTASTIC REFURBISHMENT OPPORTUNITY TO CREATE YOUR DREAM HOME.

Nestled in the picturesque village of Ottringham, South Side Villas presents a fantastic opportunity for investors and those looking to create their dream home. This semi-detached house boasts three spacious bedrooms, providing ample room for a growing family or guests. The family bathroom offers potential for enhancement, with the possibility of adding an ensuite to the master bedroom, catering to modern living needs.

The ground floor features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The kitchen and utility area, along with a convenient downstairs w/c, complete this level, ensuring functionality for everyday life. Set on a generous plot, the property benefits from a large garden, ideal for outdoor activities or simply enjoying the serene surroundings. The scenic views of the fields add to the charm of this home, creating a tranquil atmosphere. Additionally, there is parking available, along with a garage, providing ample space for storage or hobbies.

Ottringham is a delightful village located just 12 miles east of Hull and a mere five minutes from the beautiful coastal town of Withernsea. This location offers a perfect blend of rural charm and accessibility to urban amenities.

Please note that the property requires a full refurbishment, presenting a blank canvas for those with vision and creativity. This is an exceptional opportunity to invest in a property with great potential in a lovely village setting.

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"

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.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

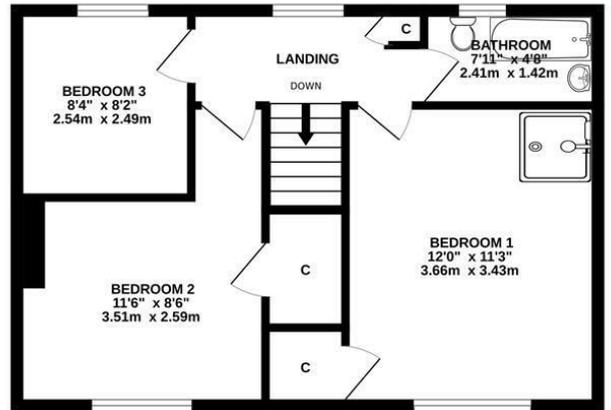
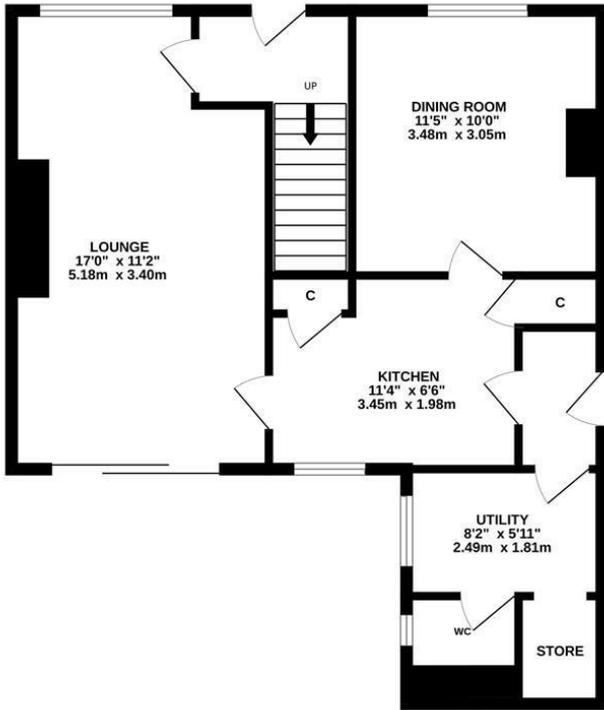
Symonds + Greenham have been informed that this property is Freehold

VIEWINGS

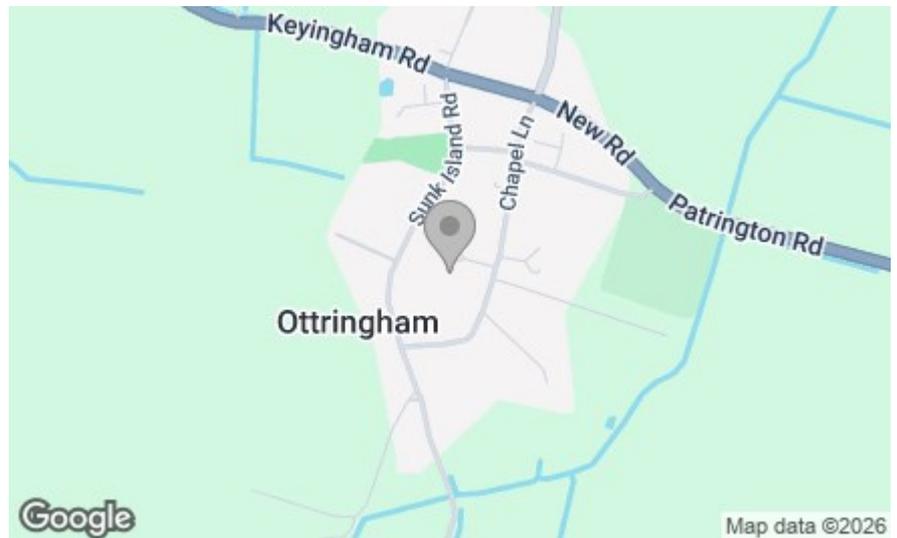
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR

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	
(82 plus) A	
(81-81) 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	
(82 plus) A	
(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	
England & Wales	EU Directive 2002/91/EC