



SYMONDS + GREENHAM

Estate and Letting Agents



9 Manor Park, Hull, Yorkshire HU12 8XE **Offers in excess of £250,000**

Nestled in the charming village of Preston, this exquisite three-bedroom detached bungalow offers a perfect blend of comfort and modern living. The property is ideally located within a community known for its excellent primary and secondary schools, as well as a variety of local amenities, including a village shop, inviting public houses, and delightful takeaway restaurants.

Upon entering this beautifully decorated home, you are greeted by a stunning living room that exudes warmth and style. The modern kitchen is a true highlight, providing a wonderful space for culinary creativity. The bungalow features three well-proportioned bedrooms, making it an ideal choice for families or couples seeking convenient ground floor accommodation.

The dining room flows seamlessly into a lovely conservatory, creating an inviting atmosphere for entertaining or simply enjoying the tranquil views of the generous rear garden. The property also boasts a stylish, recently fitted shower room and a convenient WC, ensuring practicality for everyday living.

Completing this delightful home is a side drive and garage, providing ample parking and storage options. This is not just a bungalow; it is a place where cherished memories can be made. With its appealing features and prime location, this property is a must-see for anyone looking to settle in the sought-after village of Preston.

GROUND FLOOR

HALL

with storage cupboard

LIVING ROOM

with gas fire

KITCHEN

with a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, double electric oven, five ring gas hob with over head extractor fan, integrated micro-wave oven, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer and door to side drive

DINING ROOM

with french doors to...

CONSERVATORY

with door to rear garden

BEDROOM 1

with fitted wardrobes

BEDROOM 2

with fitted wardrobes

BEDROOM 3

SHOWER ROOM

with low level WC, vanity hand basin, shower cubicle with over head shower, heated towel rail and underfloor heating, tiled to splash back areas.

WC

with low level WC and vanity hand basin

OUTSIDE

The front garden mainly consists of slate chippings with a gravelled side drive leading to a brick built garage with electric door.

The rear garden is mainly laid with artificial grass with a paved patio area.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX BAND

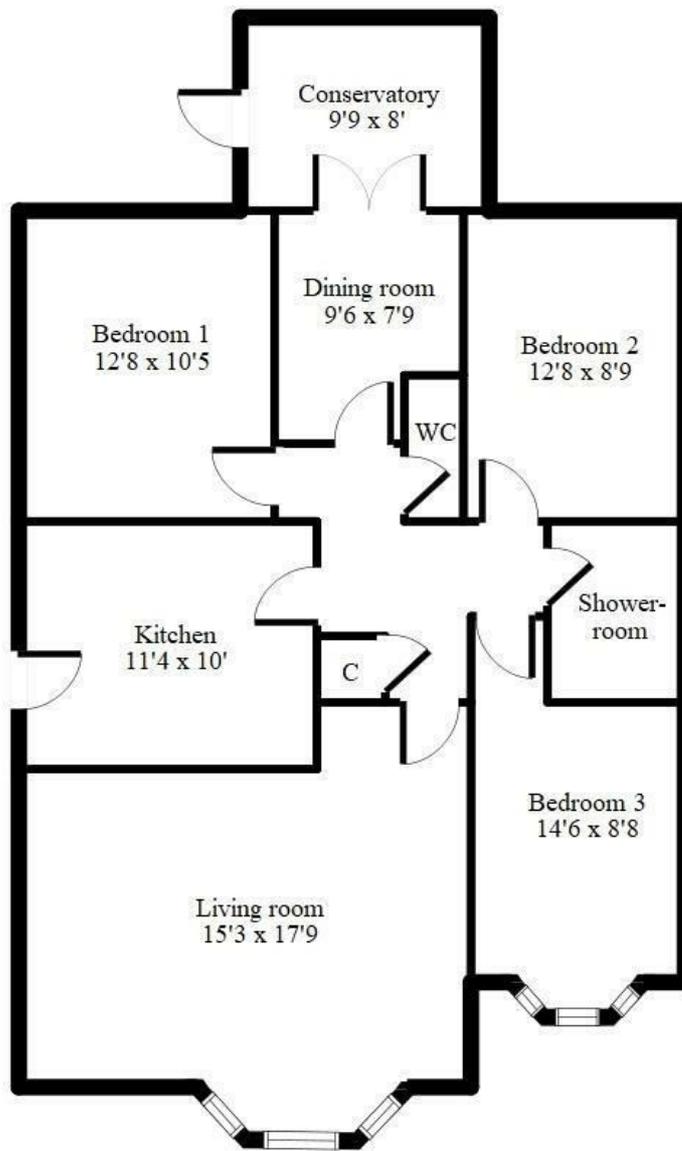
Symonds + Greenham have been informed that this property is in Council Tax Band D.

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

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

