



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **444 Inglemire Lane, Hull, East Yorkshire HU6 8JQ Offers in excess of £170,000**

**OUTSTANDING THREE BEDROOM SEMI DETACHED HOME - FINISHED TO A HIGH STANDARD - OFF STREET PARKING**

Symonds and Greenham are delighted to bring to the market this outstanding three bed semi detached home. Situated on Inglemire Lane, this property is located perfectly for well regarded schools, local amenities, cafes, bars and restaurants as well as having excellent links to Beverley Road, Hull City Centre and Cottingham. Inside, the home has been finished to the highest standard. The lounge diner provides exceptional space, the kitchen is modern and the utility room and downstairs WC provide the practicality required in a family home. Upstairs you will find three large bedrooms and an ultra modern family bathroom. Outside the property provides ample parking to the front and a generous garden to the rear, rounding off what is a truly superb family home.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### HALLWAY



### WC

With a low level WC and a hand basin.

### LIVING ROOM/DINING ROOM

11'10 x 25'01 max (3.61m x 7.65m max)

An outstanding living/dining area with excellent natural light and space in abundance.



### KITCHEN

11'03 x 8'09 max (3.43m x 2.67m max)

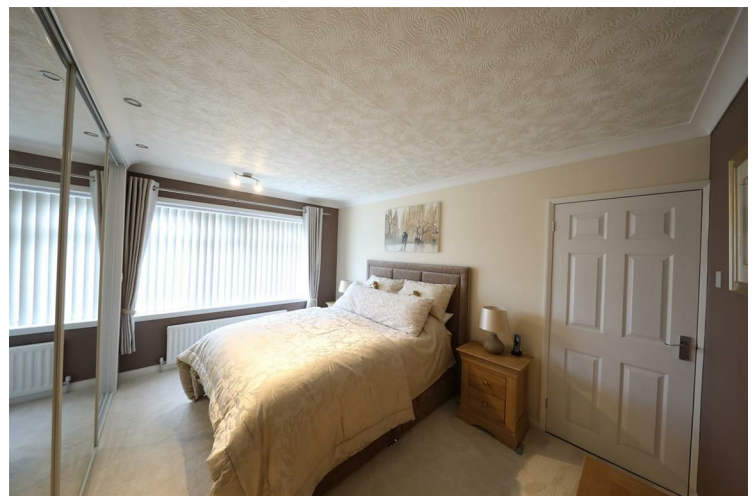
With a range of base level and eye level units and complimenting work surfaces, an integrated oven with an induction hob with an overhead extractor fan, a sink and drainer unit, space for a fridge freezer, integrated dishwasher and a door leading to the utility room.

## FIRST FLOOR

### BEDROOM 1

8'11 x 13'07 max (2.72m x 4.14m max)

A fantastic double bedroom with plenty of storage space.



### UTILITY ROOM

8'08 x 4'08 max (2.64m x 1.42m max)

With an integrated microwave and plumbing for a washing machine.

### BEDROOM 2

9'08 x 11'01 max (2.95m x 3.38m max)

Another excellent bedroom with plenty of storage space.



### BEDROOM 3

8'09 x 7'04 max (2.67m x 2.24m max)



### BATHROOM

6'07 x 7'02 max (2.01m x 2.18m max)

With a heated towel rail, a low level WC, a panelled bath with overhead shower attachment, a vanity unit sink and floor to ceiling tiles.



### OUTSIDE

The rear garden is mainly laid to lawn with an area of gravel, the front offers ample parking in the form of a drive.

### CENTRAL HEATING

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

### DOUBLE GLAZING

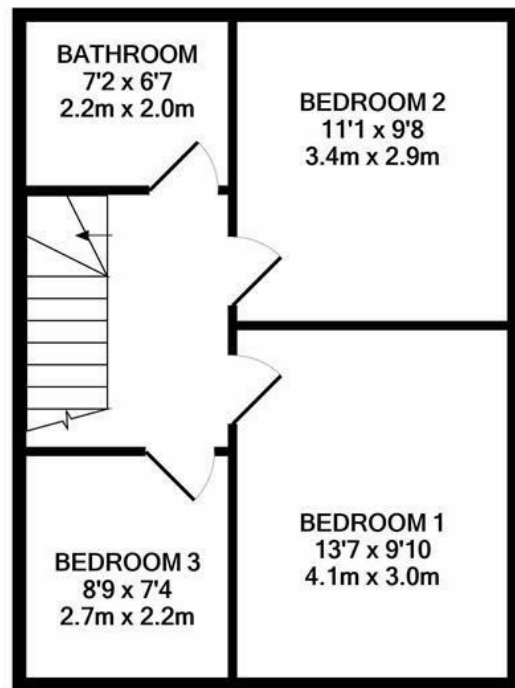
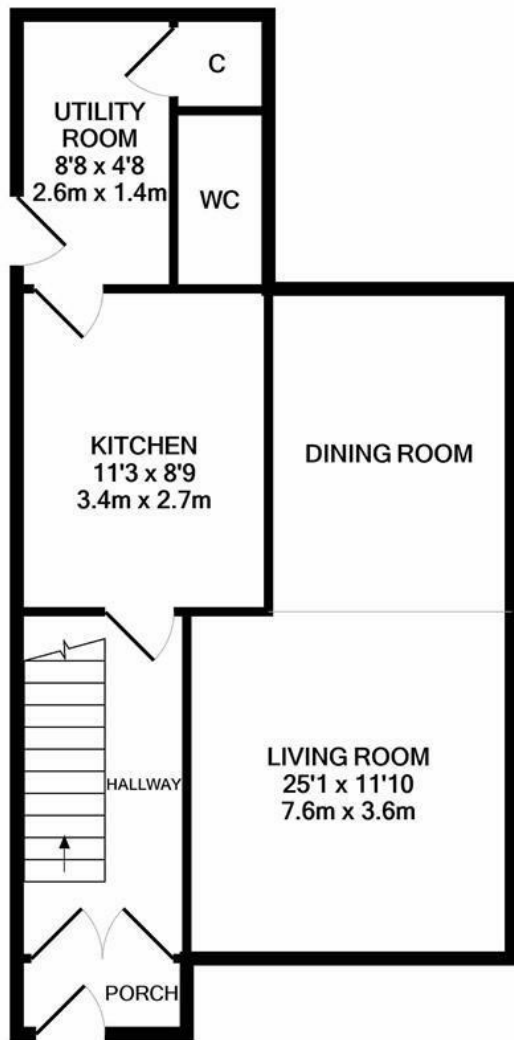
The property has the benefit of double glazing.

### 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.



1ST FLOOR  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.5 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 504 SQ.FT.  
(46.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

