SYMONDS + GREENHAM

Estate and Letting Agents









20 Catherine Mcauley Close, Hull, HU6 7FD
£340,000

Symonds and Greenham are delighted to present this beautifully presented four bedroom detached family home, situated on the highly desirable Catherine McAuley Close. Stylishly finished throughout and offering generous, versatile accommodation, the property is positioned within a quiet residential location close to excellent schools, local amenities and regular bus routes.

The accommodation begins with a stylish entrance hall leading into a lovely living room featuring an impressive media wall. Double doors open into the separate dining room, which in turn provides access to the conservatory, complete with an insulated roof and overlooking the rear garden.
The modern kitchen is complemented by an adjoining snug area, creating a fantastic everyday family space, while a separate utility room and ground floor WC add further practicality.

To the first floor are four lovely bedrooms, all of which are well proportioned. The primary bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a beautiful family bathroom featuring a freestanding bath.

Externally, the property continues to impress. The beautifully landscaped south facing rear garden provides a fantastic space for relaxing and entertaining and enjoys an attractive outlook backing onto fields. To the front, a driveway provides off street parking for multiple vehicles and leads to the garage.

Beautifully presented, spacious and ideally suited to family life, this fantastic home is ready for its next owners to move straight in and enjoy.

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 E.

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.

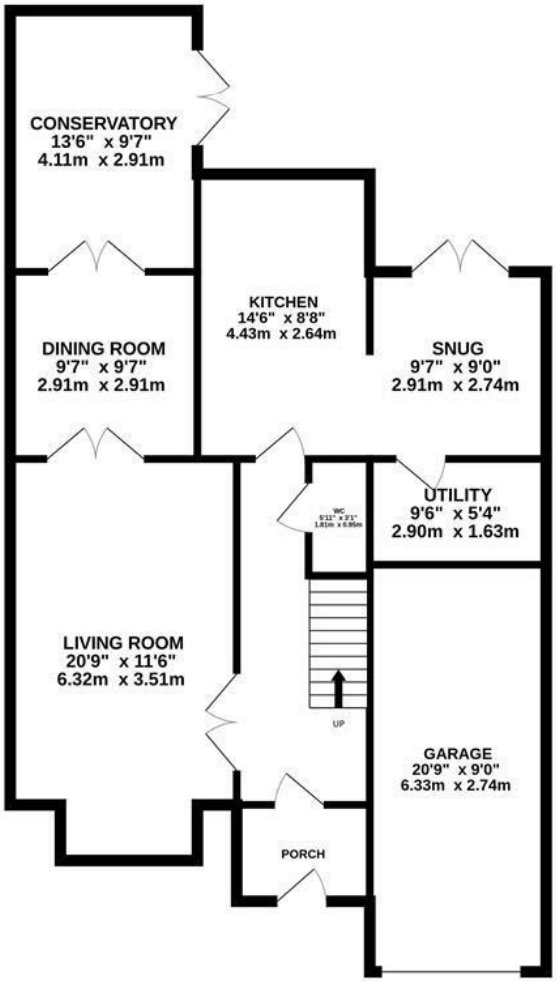
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

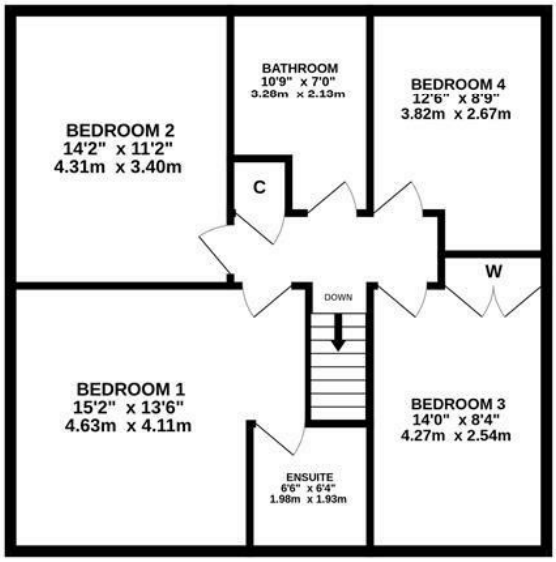
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

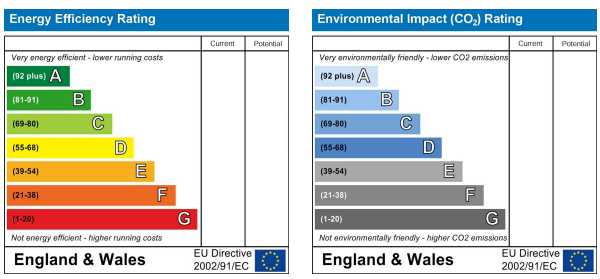
GROUND FLOOR

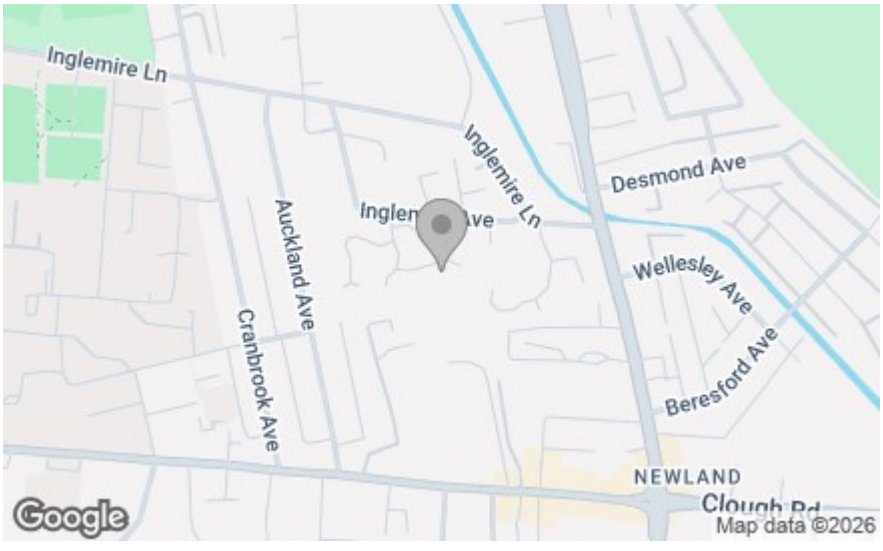


1ST FLOOR



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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