



SYMONDS + GREENHAM

Estate and Letting Agents



79 Staithes Road, Hull, HU12 8TD

Offers over £315,000

Symonds and Greenham are delighted to present this substantial five bedroom extended semi detached family home, occupying a generous plot on the sought after Staithes Road in the popular village of Preston. Offering spacious and versatile accommodation throughout, this much loved home enjoys a peaceful semi rural setting, surrounded by beautiful open fields whilst remaining within easy reach of local amenities and transport links. With a large south facing garden, ample off street parking and plenty of potential to make it your own, this is an exceptional opportunity for growing families.

The ground floor comprises a welcoming entrance hall, a bright and spacious living room featuring a beautiful bay window that fills the room with natural light, an adjoining dining room ideal for family meals and entertaining, and a generously sized kitchen offering ample storage and workspace with excellent scope for modernisation. An integral garage provides useful storage or potential for conversion, subject to the necessary consents.

To the first floor are five well proportioned bedrooms, offering flexible accommodation for larger families, guests or those working from home, together with a family bathroom.

Externally, the property boasts a large south facing rear garden backing directly onto open fields, creating a peaceful and private setting with stunning countryside views. There is also an outside WC, while to the front a generous driveway provides ample off street parking for multiple vehicles.

Set within one of Preston's most desirable locations, this spacious family home offers the perfect blend of village living, generous accommodation and exciting potential, making it one not to be missed.

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.

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

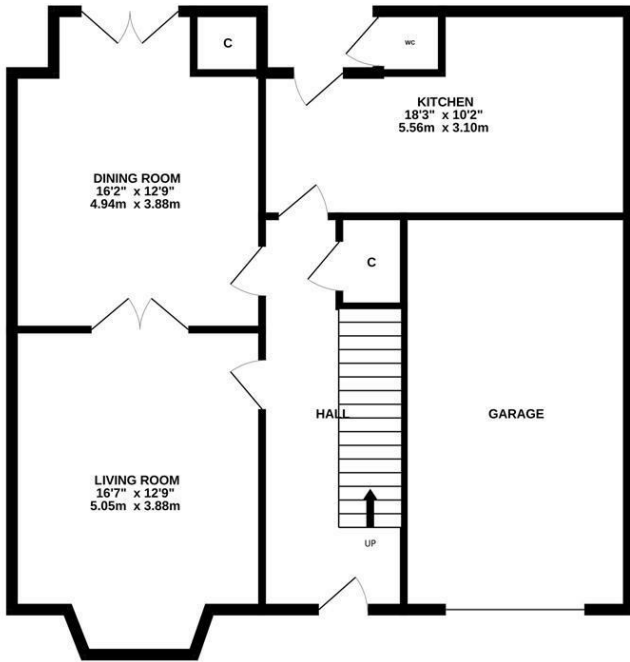
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

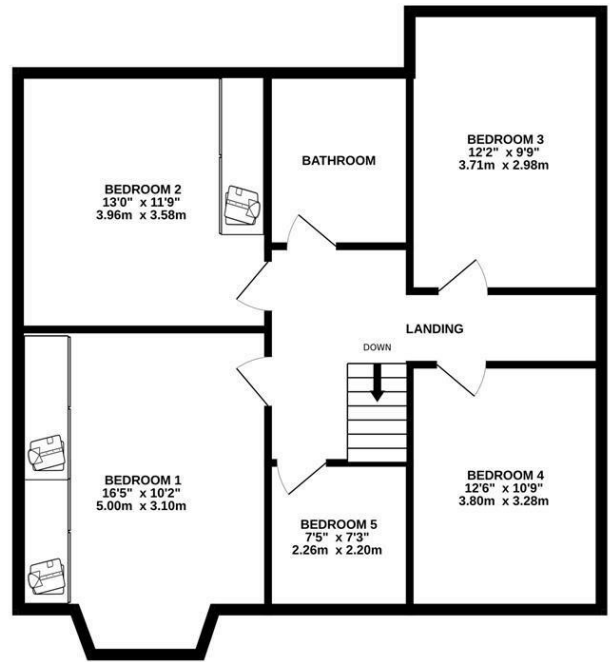
VIEWINGS

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

