



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **9 Barkworth Close, Hull, HU10 7HL** **£2,500**

FIVE BEDROOMS  
BEAUTIFUL FAMILY HOME !

Nestled in the serene Barkworth Close, Anlaby, this exceptional detached home offers a unique lifestyle that perfectly blends modern living with versatility. Spanning an impressive 2,300 square feet across two well-designed floors, the property boasts five spacious bedrooms and three contemporary bathrooms, making it an ideal haven for families seeking both comfort and style.

One of the standout features of this home is the magnificent master bedroom suite, which includes a private balcony, an ensuite bathroom, and a generous dressing room. This private retreat provides a tranquil space for relaxation, ensuring that you can unwind in peace after a long day. The open plan living kitchen is another highlight, enhanced by bi-fold doors that create a seamless connection between the indoor and outdoor spaces. This design not only allows for an abundance of natural light but also makes it an excellent setting for entertaining guests or enjoying family gatherings.

The property is thoughtfully arranged, with most of the accommodation located on the ground floor, ensuring accessibility and practicality for everyday living. Additionally, the self-contained annexe presents a wealth of possibilities, whether you envision it as a home office, a granny flat, or a leisure space. This flexibility caters to the diverse needs of modern families, allowing you to adapt the space to suit your lifestyle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(59-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(59-68)	<b>D</b>		
(39-54)	<b>E</b>		
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