SYMONDS + GREENHAM

Estate and Letting Agents

4 Drydales, Hull, Yorkshire HU10 7JU
Offers over £305,000

Symonds and Greenham are delighted to bring to the market this truly lovely three bedroom semi detached home, situated on Drydales in the highly sought after village of Kirkella. Occupying a quiet residential position within one of the area's most desirable locations, this beautifully maintained property would make an ideal purchase for first time buyers, young families or anyone seeking a stylish home ready to move straight into.
Finished to an excellent standard throughout, the property offers spacious and thoughtfully arranged accommodation with a warm and welcoming feel, perfectly suited to modern family living.

The accommodation briefly comprises an inviting entrance hall, a stylish ground floor WC, and a superb open plan living room with double doors into the dining area, creating a bright and sociable environment ideal for both relaxing and entertaining. The adjoining modern kitchen is beautifully fitted and complements the space perfectly, offering ample storage and preparation space while maintaining the open and contemporary feel of the home.
To the first floor are three generous double bedrooms, all beautifully presented and offering excellent versatility for family life, guests or home working. A large and stylish family bathroom completes the first floor and is finished to a high standard.

Externally, the property continues to impress with a gorgeous rear garden, mainly laid to lawn and complemented by a paved patio area, providing a fantastic outdoor space for relaxing, entertaining or enjoying the warmer months. To the front there is a gravelled driveway providing convenient off street parking.

Combining space, presentation and a highly desirable village setting, this outstanding home offers a fantastic opportunity for a wide range of buyers. Early viewing is highly recommended.

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 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.

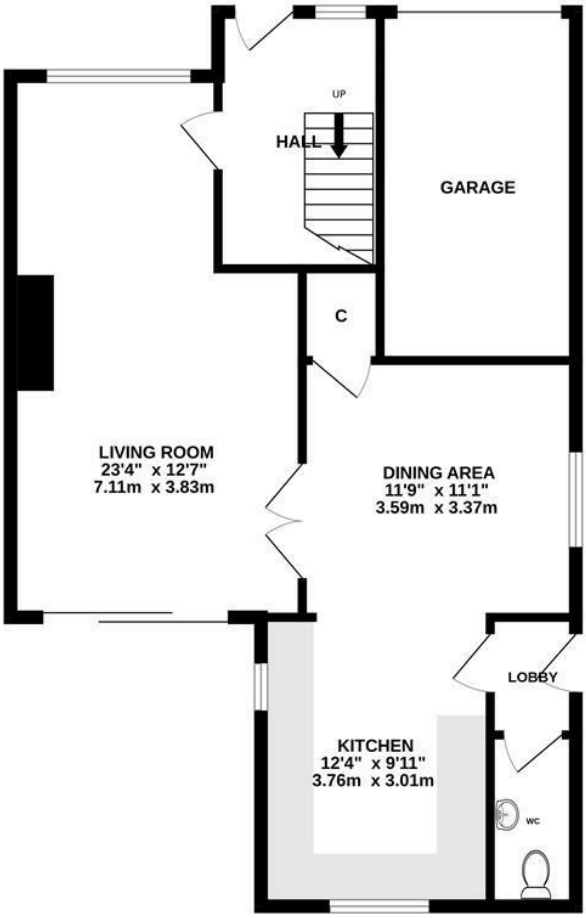
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

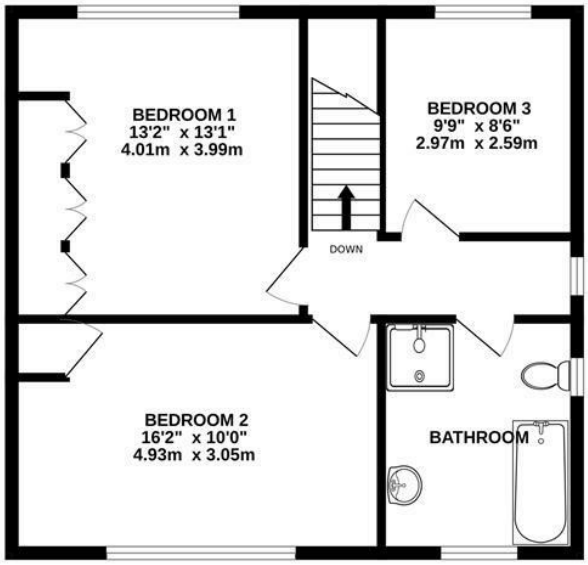
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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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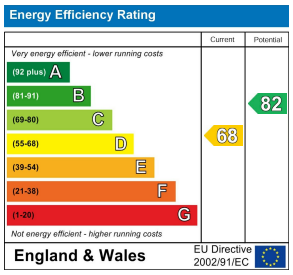

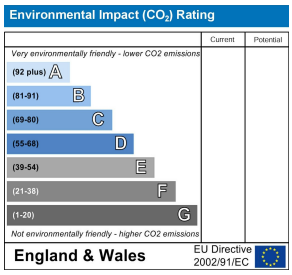

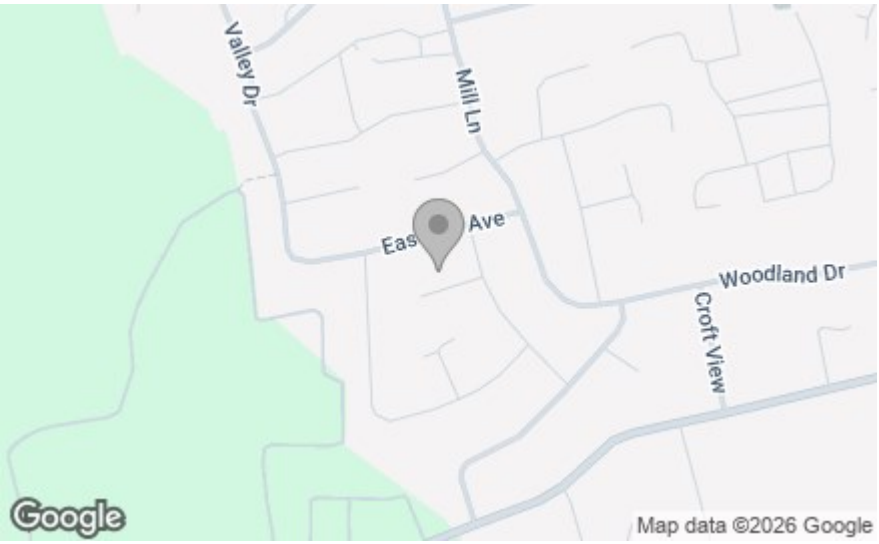

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