



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 9 Barkworth Close, Hull, HU10 7HL

### £575,000

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.

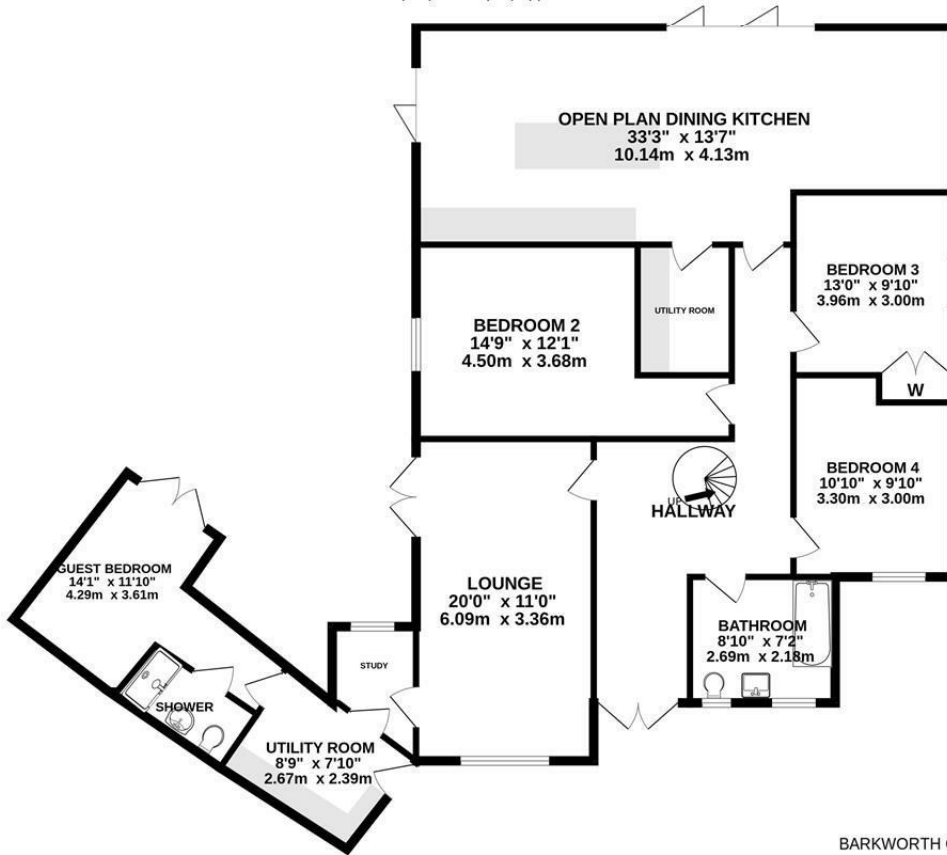
The property is thoughtfully arranged, with most of the accommodation located on the ground floor, ensuring accessibility and practicality for everyday living. Additionally, the self-contained annexe presents a wealth of possibilities, whether you envision it as a home office, a granny flat, or a leisure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

The rear garden, featuring astroturf and a delightful garden bar and BBQ area, serves as a perfect outdoor retreat for relaxation and socialising. This home is designed for comfortable living and represents a rare opportunity to acquire a family residence that combines style, space, and functionality in a highly sought-after location.

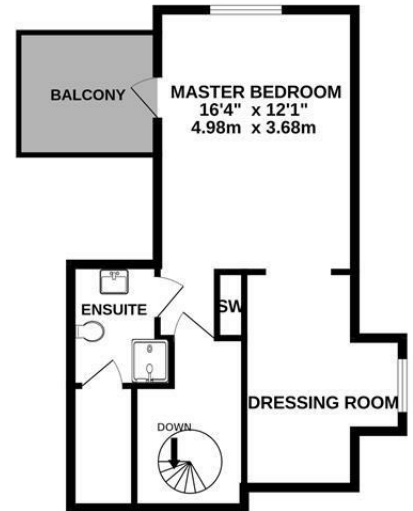
To truly appreciate the lifestyle this extraordinary property has to offer, we encourage you to explore the floorplan and photographs. The expanse of the house cannot be fully appreciated unless it is viewed!



GROUND FLOOR  
1630 sq.ft. (151.4 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



BARKWORTH CLOSE, ANLABY

TOTAL FLOOR AREA : 2098 sq.ft. (195.0 sq.m.) approx.

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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <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	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

