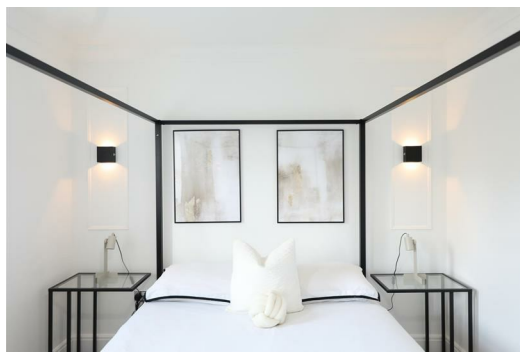




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 10 St. Georges Court, Hull, HU10 6FN

### £265,000

A beautifully reimagined three-storey townhouse offering exceptional modern living in a highly convenient Willerby setting. The property has been transformed throughout, with an impressive ground-floor extension and premium interior upgrades that create a truly standout home.

The heart of the property is the stunning open-plan kitchen/living/dining space, extended to provide a superb area for entertaining, relaxing or family life. French doors open directly onto the sun-trap rear garden, enhancing the sense of space and light. The ground floor also features a stylish WC and a beautifully appointed kitchen area.

The first floor hosts two well-proportioned bedrooms and a contemporary family bathroom, all presented to an impeccable standard. The top floor offers a luxurious master suite, complete with a newly created dressing room and a private en-suite shower room.

Externally, the home continues to impress with a well-presented, low-maintenance rear garden and off-street parking to the front. With excellent amenities, schools and transport links within easy reach, the location works perfectly for families, professionals or first-time buyers.

A turn-key home finished to the highest standard—early viewing is strongly recommended.

#### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **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.

#### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band C

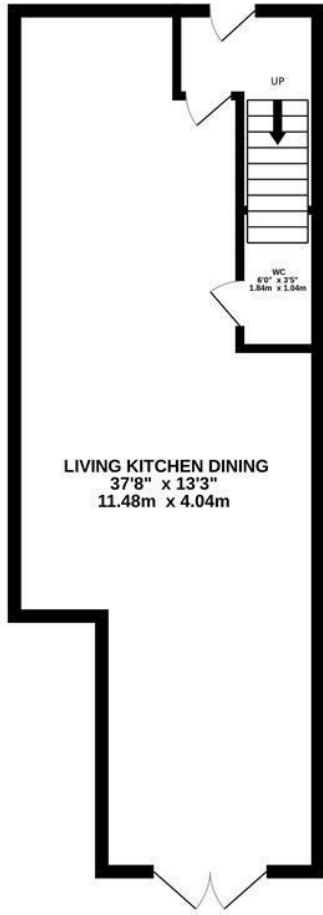
#### **VIEWINGS**

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

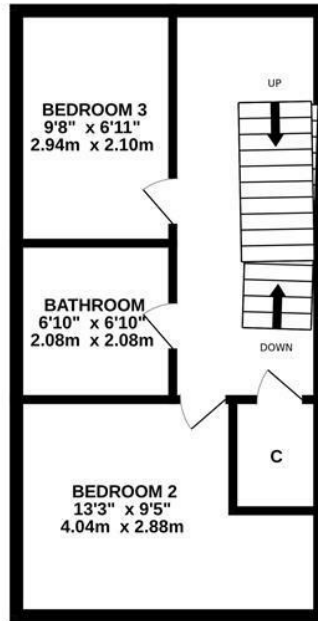
#### **DISCLAIMER**

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.

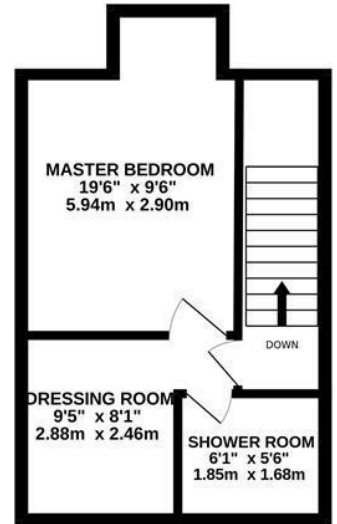
GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



10 ST. GEORGES COURT, WILLERBY HU10 6FN

TOTAL FLOOR AREA: 1080 sq.ft. (100.3 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) 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	78	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

