



SYMONDS + GREENHAM

Estate and Letting Agents



7 The Ridings, Hull, HU5 5HW

£260,000

EXTENDED THREE DOUBLE BEDROOM DETACHED FAMILY HOME – INCREDIBLE LIVING SPACE – BEAUTIFULLY PRESENTED THROUGHOUT – SOUGHT AFTER LOCATION CLOSE TO EXCELLENT AMENITIES AND TRANSPORT LINKS.

Situated in a highly convenient and sought-after location just off Willerby Road, this exceptional three double bedroom detached home offers an impressive amount of living space, thanks to a full-height extension, making it larger than many four-bedroom properties. Beautifully presented throughout and lovingly maintained by the current owners, this is a home that is ready to move straight into.

The ground floor boasts a welcoming entrance hall, a convenient WC, a spacious lounge perfect for relaxing with the family, a modern fitted dining kitchen ideal for everyday living and entertaining, and a stunning garden room that floods the home with natural light while creating an additional versatile reception space overlooking the garden.

Upstairs, the property continues to impress with three genuinely generous double bedrooms, including a superb principal bedroom complete with its own stylish en-suite, alongside a contemporary family bathroom finished to a high standard.

Externally, the home enjoys attractive gardens providing the perfect space for outdoor entertaining or family life, while a garage and off-street parking add further practicality.

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

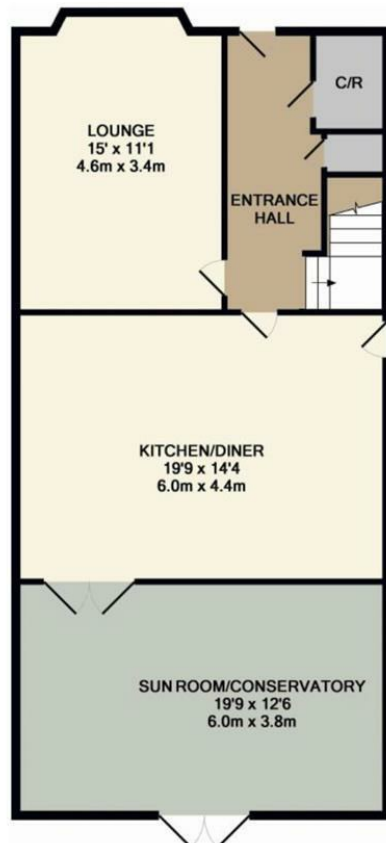
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

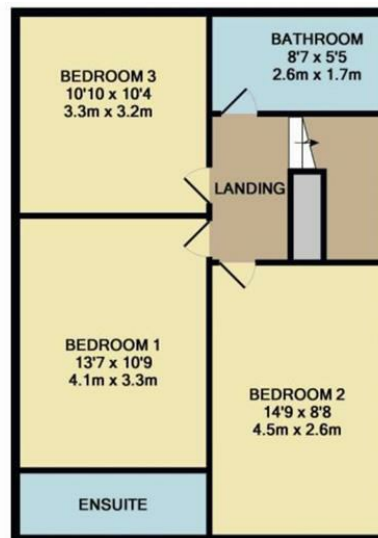
Symonds + Greenham have been informed that this property is Freehold.

VIEWINGS

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



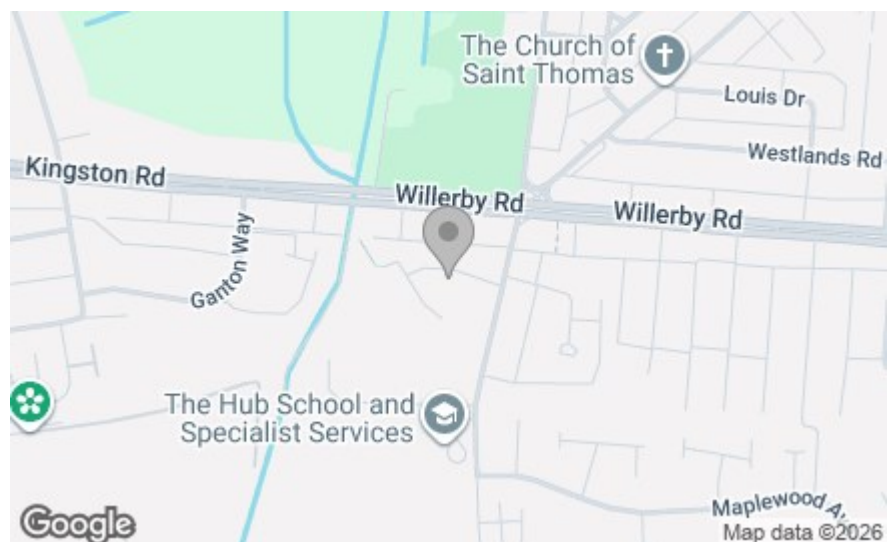
GROUND FLOOR
APPROX. FLOOR
AREA 834 SQ. FT.
(77.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 556 SQ. FT.
(51.7 SQ. M.)

7 THE RIDINGS HU5 5HW
TOTAL APPROX. FLOOR AREA 1391 SQ. FT. (129.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2016



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	