SYMONDS + GREENHAM

Estate and Letting Agents









6 Auction Close, Hull, HU12 9DB
Offers in the region of £290,000

IMMACULATELY PRESENTED AND READY TO MOVE INTO, THIS STUNNING THREE-BEDROOM DETACHED HOME BOASTS AN OPEN-PLAN KITCHEN DINER, BRIGHT CONSERVATORY, MASTER EN-SUITE, AND A PEACEFUL CUL-DE-SAC LOCATION IN THE POPULAR VILLAGE OF BURSTWICK.

Welcome to this stunning three-bedroom detached home located in the serene cul-de-sac of Auction Close, Burstwick, Hull. Built in 2010, this property exemplifies modern living with its stylish design and practical layout, making it an ideal choice for families or those seeking a peaceful retreat.

As you enter, you are greeted by a spacious lounge adjacent to a magnificent open-plan kitchen diner, perfect for both entertaining guests and enjoying family meals. The adjoining conservatory bathes the space in natural light, creating a warm and inviting atmosphere. The ground floor also features a convenient utility room, which has been partially converted from the detached garage, providing additional storage and functionality. Upstairs, you will find three well-proportioned bedrooms, including a primary bedroom complete with an en-suite bathroom, ensuring comfort and privacy. The additional family bathroom, catering to the needs of the household.
Outside, the property features a lovely rear garden, ideal for outdoor relaxation and family gatherings. Parking no problem with off street parking at the front, convenience is at your fingertips. This home is equipped with uPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Immaculately presented and maintained by the current owners, this residence is truly in "move-in" condition.

Situated in the popular Holderness village of Burstwick, this property offers a perfect blend of tranquillity and modern living, making it an exceptional opportunity for those looking to settle in a charming community. Don't miss your chance to make this delightful home your own.

CCTV
The property benefits from a full CCTV system with HD cameras

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.

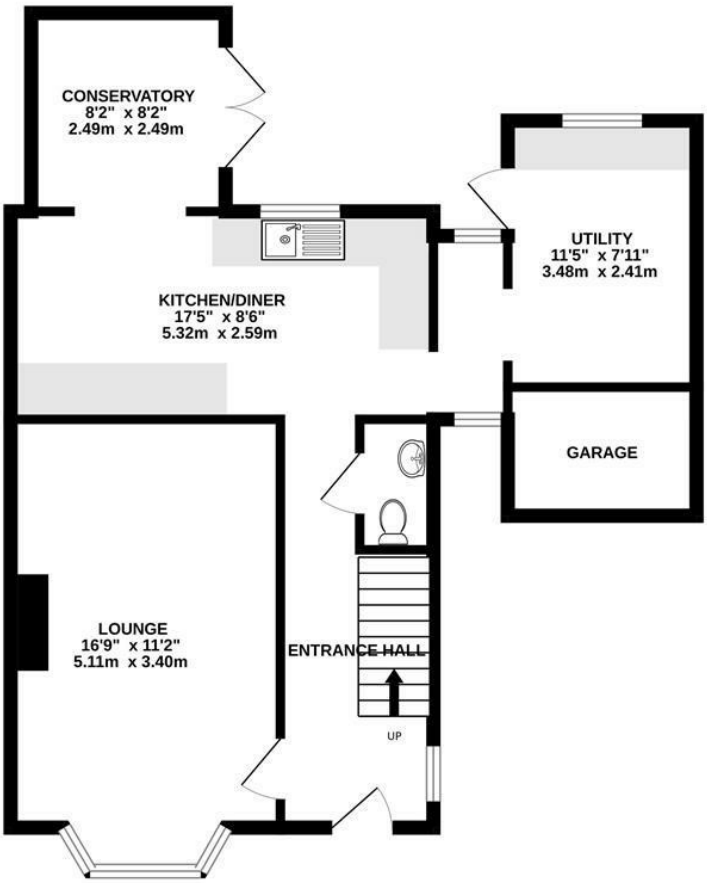
COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band D

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

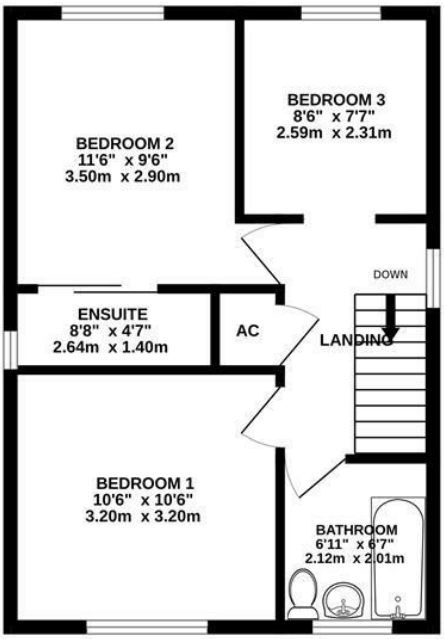
DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

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.

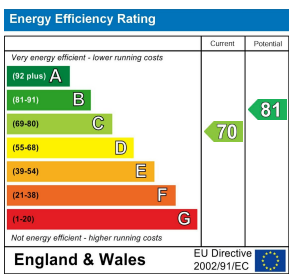
GROUND FLOOR

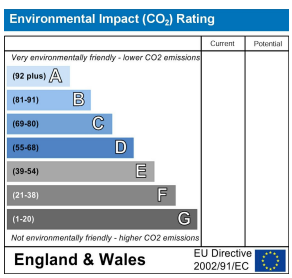


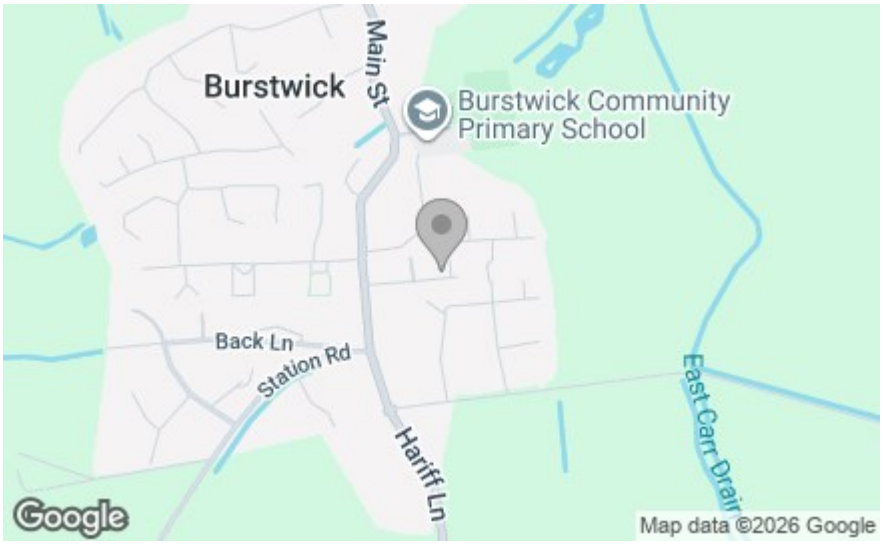
1ST FLOOR



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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