



## 11 Eden Rise, Hull, HU10 6EZ Offers over £210,000

TWO-BEDROOM SEMI-DETACHED BUNGALOW IN SOUGHT-AFTER EDEN RISE, WILLERBY - BEAUTIFUL REAR WILDLIFE GARDEN & SPACIOUS LOUNGE - OFF-STREET PARKING & GARAGE ON EXCELLENT PLOT & VACANT POSSESSION.

Nestled in the highly sought-after area of Eden Rise, Willerby, Hull, this charming two-bedroom semi-detached bungalow presents a rare opportunity for discerning buyers. With its outstanding location, this property is conveniently situated within walking distance of a variety of local amenities, including shops, supermarkets, cafes, restaurants, and pubs. Families will appreciate the proximity to well-regarded schools and excellent transport links, making this an ideal choice for both young families and retirees alike.

Upon entering the bungalow, one is greeted by a spacious and inviting lounge, which is bathed in natural light, creating a warm and welcoming atmosphere. The main bedroom is equally generous in size, providing a comfortable retreat. The property also features a second bedroom, perfect for guests or as a home office, alongside a family shower room and a functional kitchen.

One of the standout features of this property is the amazing rear wildlife garden, a true gem that offers a tranquil space to unwind and connect with nature. The bungalow is set on an excellent plot, providing off-street parking and a garage, adding to the convenience and appeal of this home.

Properties of this calibre and at this price point are rarely available, making this bungalow a must-see for anyone looking to settle in a vibrant and friendly community. Don't miss the chance to make this delightful bungalow your new home.

## 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 "C"

## 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

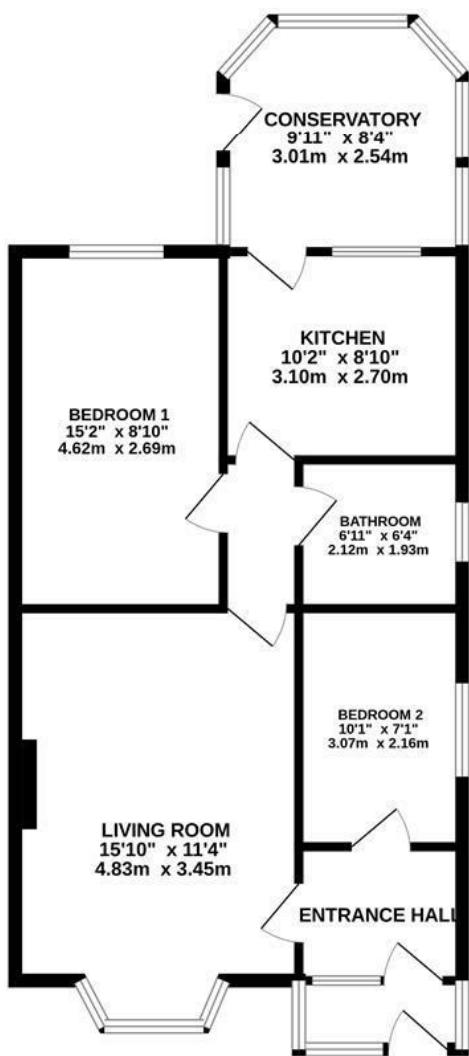
The property has the benefit of double glazing.

## 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.



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			
(59-68) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) 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		

