SYMONDS + GREENHAM

Estate and Letting Agents









1 Helm Drive, Hull, HU9 1UH
Offers over £270,000

BEAUTIFULLY PRESENTED AND THOUGHTFULLY EXTENDED, THIS SPACIOUS THREE-BEDROOM DETACHED HOME FEATURES OPEN-PLAN LIVING, A GENEROUS KITCHEN, MASTER EN-SUITE, CONSERVATORY, AND A STUNNING SOUTH-FACING REAR GARDEN IN THE SOUGHT-AFTER VICTORIA DOCK AREA.

Nestled in the desirable Victoria Dock area of Hull, this stunning three-bedroom detached house on Helm Drive presents an exceptional opportunity for modern living. The property features a well-maintained and updated interior, reflecting the care and attention of its current owner over the past 26 years.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient w/c. The open-plan lounge and dining room create a spacious and inviting atmosphere, enhanced by a lovely conservatory that floods the space with natural light. The kitchen, featuring a breakfast bar, has been thoughtfully extended into the garage, resulting in a generous area perfect for family gatherings and culinary adventures.

The property comprises three good-sized bedrooms, with the master featuring its own ensuite, providing ample space for family or guests, along with a family bathroom that caters to all your needs. Outside, the large driveway offers convenient parking, while the south-facing rear garden is a true highlight. This outdoor oasis features a purpose-built gazebo and a decked seating area, ideal for entertaining or simply enjoying the sunshine.

Located just a short stroll from the waterfront, this home is perfect for those who appreciate leisurely evening walks and the vibrant atmosphere of Hull Marina and the city centre. This property is not just a house; it is a place where memories can be made. Don't miss the chance to make this beautiful home your own.

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.

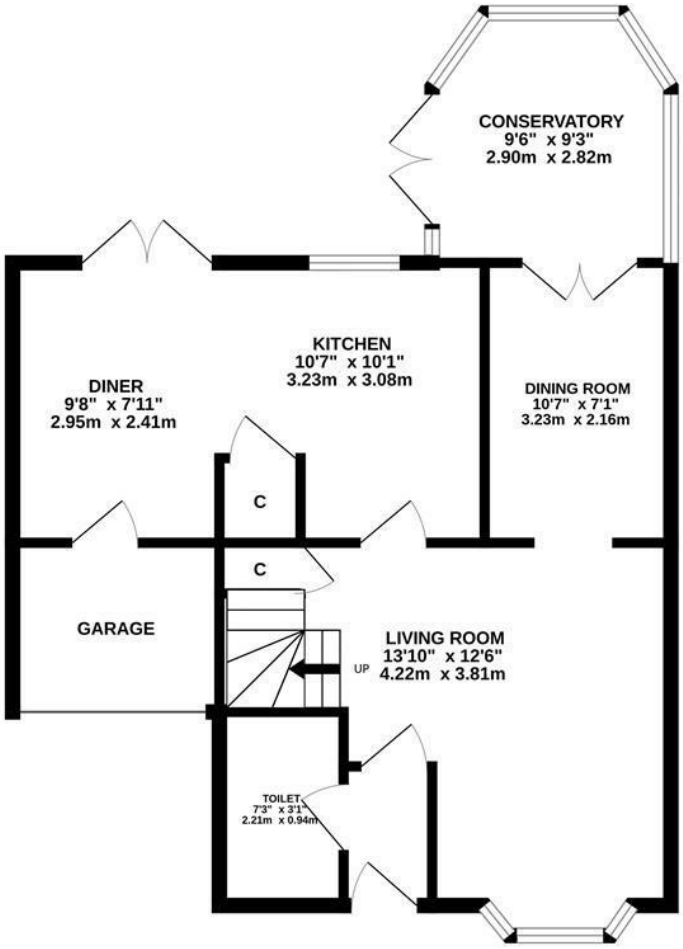
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

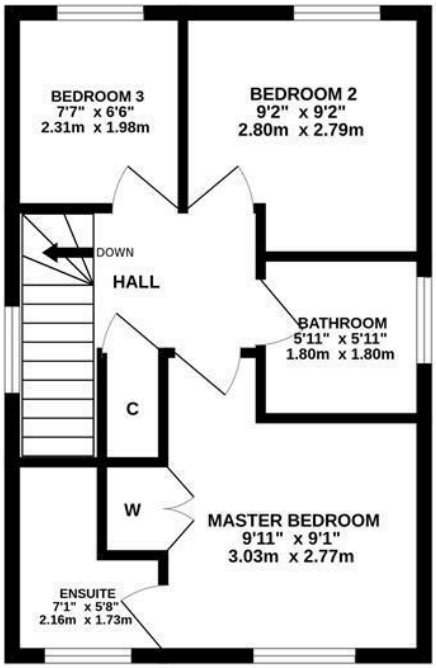
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

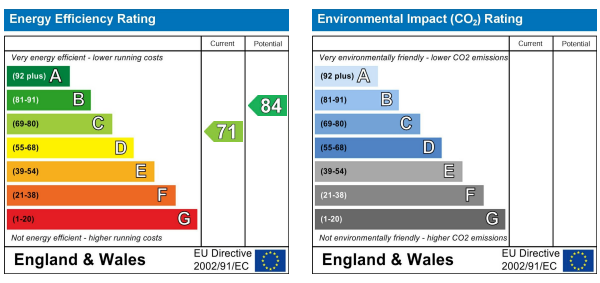
GROUND FLOOR

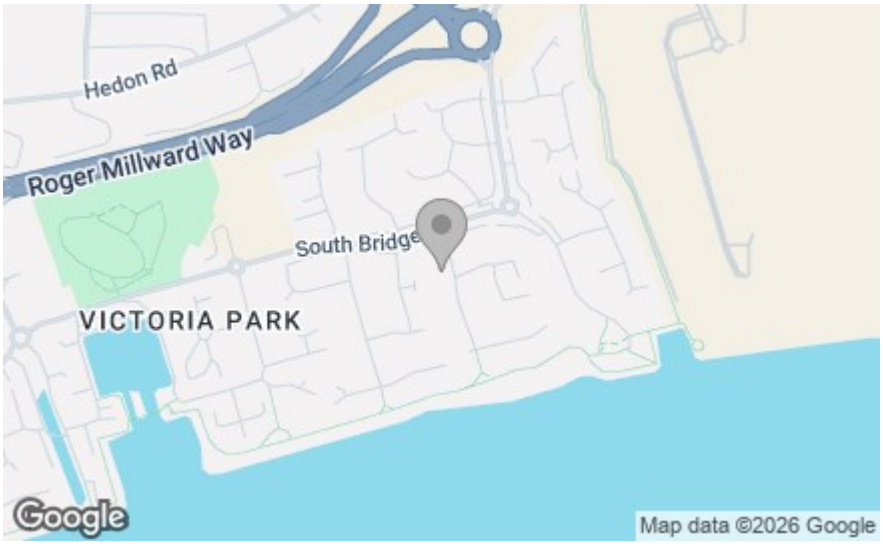


1ST FLOOR



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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