



SYMONDS + GREENHAM

Estate and Letting Agents



2 Church Lane, Hull, HU10 7TG

£349,000

Positioned on the ever-desirable Church Lane in the heart of Kirk Ella, this beautifully presented two-bedroom detached dormer bungalow offers a superb blend of modern comfort, style and village living. Set within one of the area's most sought-after locations, the property enjoys easy access to local amenities while benefiting from the charming, close-knit community Kirk Ella is renowned for.

At the heart of the home lies a stunning open-plan kitchen diner, designed for both everyday living and entertaining, providing a light-filled and welcoming space. The spacious lounge is equally impressive, featuring a cosy log burner and stylish media wall, creating the perfect setting to relax and unwind.

The accommodation includes two well-proportioned bedrooms, complemented by two bathrooms – a contemporary main bathroom and an additional shower room – offering flexibility and convenience for both residents and guests.

Externally, the property benefits from off-street parking, while the added advantage of no onward chain ensures a smooth and stress-free move.

A rare opportunity to acquire a high-quality bungalow in one of Kirk Ella's most desirable settings, this home will appeal to those looking to downsize, enjoy single-level living, or secure a peaceful village retreat. Early viewing is highly recommended.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

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

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.

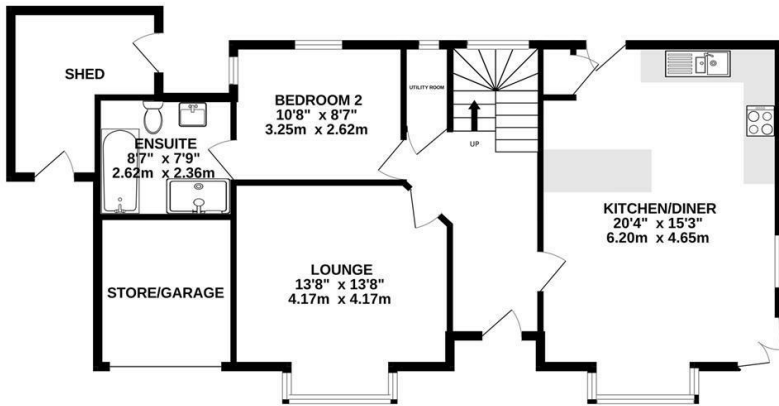
VIEWINGS

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

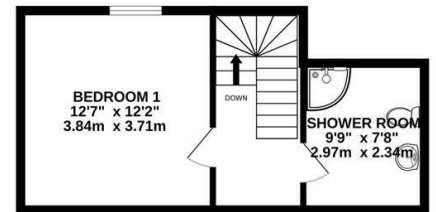
DISCLAIMER

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



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		64	
(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	
(92 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	

