



SYMONDS + GREENHAM

Estate and Letting Agents



16 Cherry Tree Close, Hull, HU11 4EZ

Guide price £310,000

Guide Price £310,000 - £330,000

Nestled in the desirable East Hull village of Bilton, this splendid detached house offers an ideal family home. With four spacious bedrooms and two well-appointed bathrooms, this property is designed for comfort and convenience. The interior is well decorated and modern throughout, providing a welcoming atmosphere for both relaxation and entertaining.

The house boasts two generous reception rooms, perfect for family gatherings or quiet evenings in. The layout is thoughtfully designed to maximise space and light, making it a delightful environment for family life.

Outside, you will find ample off-street parking at the front, along with an integral garage, ensuring that parking is never a concern. The south-facing rear garden is low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This feature is particularly appealing for those who wish to spend more time enjoying their home and less time on gardening chores.

Conveniently located, this property is within easy reach of well-regarded schools, local amenities, including a supermarket, as well as a nearby golf course for leisure activities. This home truly represents a perfect blend of modern living in a friendly community setting. Whether you are a growing family or simply seeking a spacious and stylish residence, this property is sure to meet your needs. Don't miss the opportunity to make this charming house your new home.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor

DOWNSTAIRS WC

with low level WC and pedestal hand basin

LOUNGE

14'8 max x 11'4 max (4.47m max x 3.45m max)

with gas fire and french patio doors to rear garden

SNUG

12'6 plus bay window x 8'5 max (3.81m plus bay window x 2.57m max)

DINING KITCHEN

16' max x 8'4 max (4.88m max x 2.54m max)

with a range of eye level and base level units with complimenting work surfaces, sunk unit with boiling water tap, double electric oven, five ring gas hob with over head extractor fan, integrated wine cooler, integrated dishwasher, integrated fridge-freezer and plumbing for washing machine.

GARAGE

FIRST FLOOR

BEDROOM 1

14'9 max x 11'4 max (4.50m max x 3.45m max)

ENSUITE SHOWER ROOM

with low level WC, vanity hand basin, shower cubicle with over head shower, and heated towel rail.

BEDROOM 2

11'10 max x 8'4 max (3.61m max x 2.54m max)

with fitted wardrobe

BEDROOM 3

10'9 max x 8'4 max (3.28m max x 2.54m max)

BEDROOM 4

11' max x 7'3 max (3.35m max x 2.21m max)

BATHROOM

7'3 max x 5'9 max (2.21m max x 1.75m max)

with low level WC, vanity hand basin, panelled bath with over head shower attachment, and heated towel rail.

OUTSIDE

The front of the property consists of a resin driveway providing off-street parking for multiple vehicles.

The rear garden is mainly laid with artificial grass with a paved patio area.

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.

COUNCIL TAX BAND

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

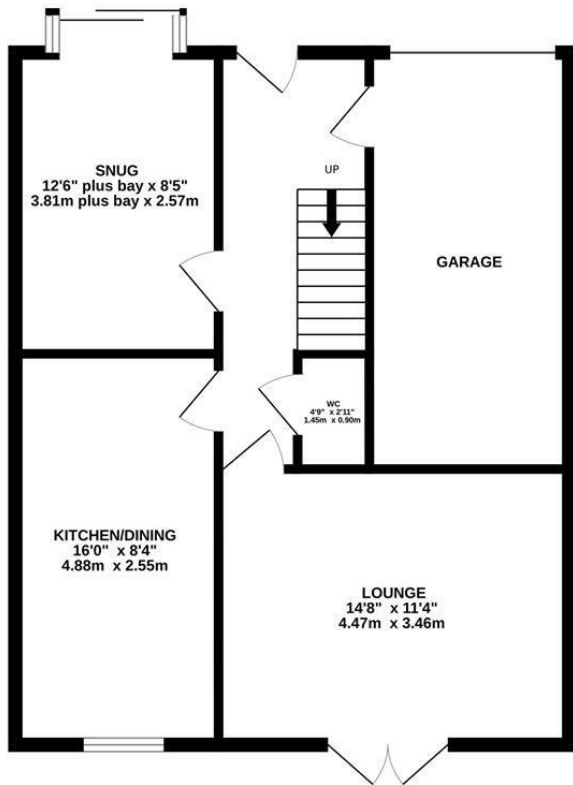
DISCLAIMER

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.

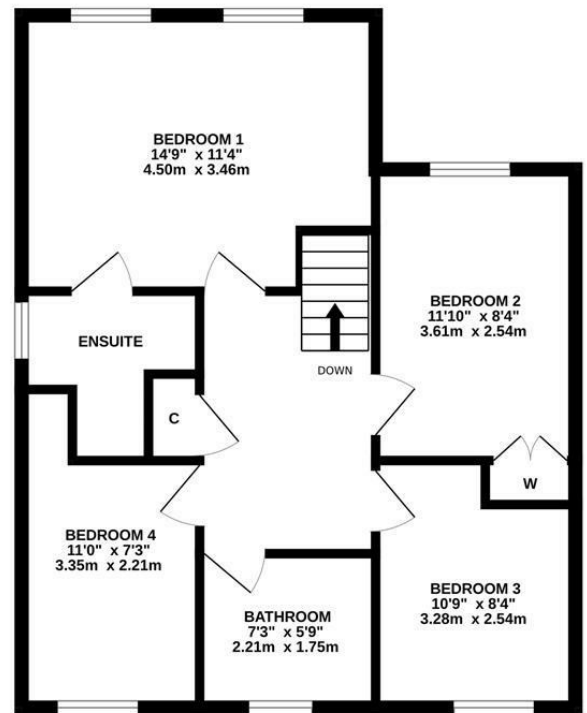
VIEWINGS

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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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	84

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	

