

Speeton Avenue, Acklam  
Hull



£210,000

IH INGLEBY HOMES



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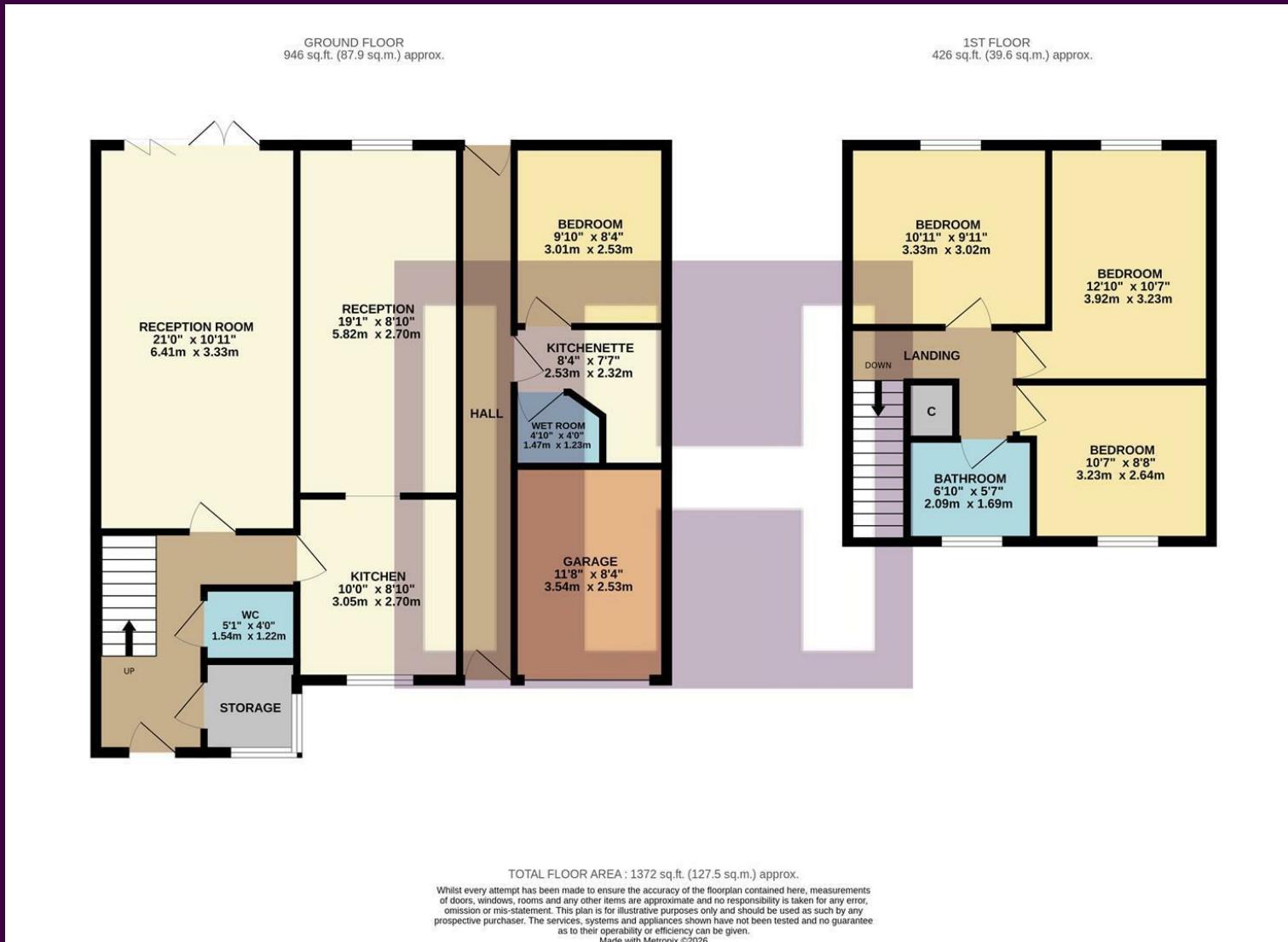
This impressive spacious family property is located on the always popular 'Acklam Hall' estate, close to highly regarded schooling and useful local amenities, whilst boasting a large rear garden which enjoys an open rear outlook over playing fields, and a full width ground floor extension which has not only increased the size of the main living room, enlarged the sitting room, but added a fourth, ground floor bedroom with its own wet room/shower room off and further kitchenette.

Approached via the modern resin drive which continues to the garage, you arrive into a welcoming entrance hall, finding that the spacious and flexible ground floor delivers a cloakroom/WC, two generous reception rooms, a modern refitted kitchen, and the afore mentioned fourth bedroom, kitchenette and shower room via a side passage. The first floor brings three good bedrooms and stylish refitted family bathroom.

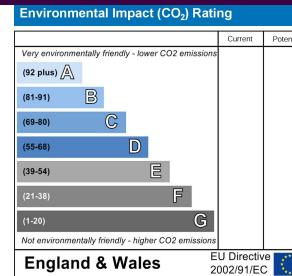
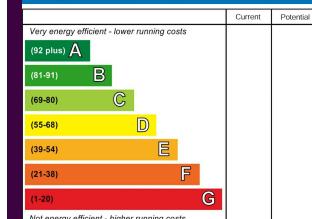
The rear garden is another strength, being especially large and fully fence enclosed with a private outlook, whilst a large, timber-built gazebo sits on a large deck which adjoins the rear of the home, the rest laid mainly to a well-tended and large lawn - all with a sunny aspect.

Early viewing is strongly advised.

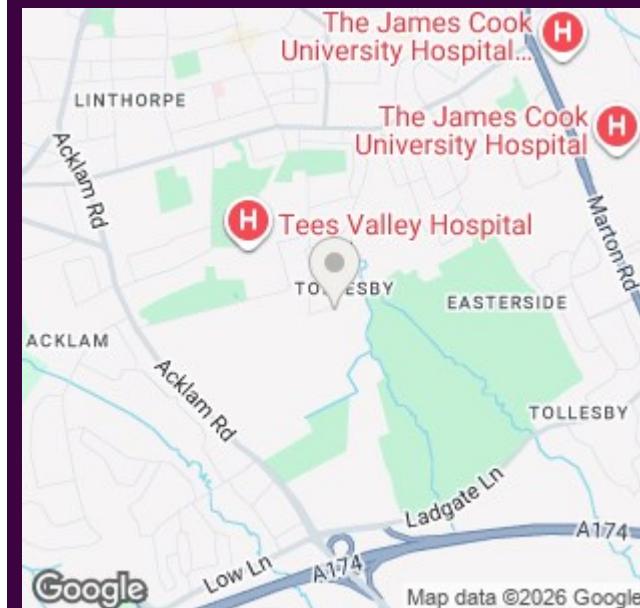
# The Layout



## Energy Efficiency Rating



## The Location



Council Tax Band:  
Tenure:

C  
Freehold



- Sought-after 'Acklam Hall' location, ideal for schooling
- Generous plot with large rear garden, overlooking playing fields
- Ground floor extensions enlarging two reception rooms
- A further ground floor room/bedroom with shower room and kitchenette
- Impressive family bathroom
- Early viewing advised



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