



SYMONDS + GREENHAM

Estate and Letting Agents



25 Boulsworth Avenue, Hull, Yorkshire HU6 7DZ Offers over £150,000

THREE BED DETACHED HOME - PERFECT FOR A FAMILY - NO CHAIN - OFF-STREET PARKING

This detached home is situated off Beverley High Road close to well regarded schools with good transport links to Hull city centre and Kingswood retail park home to a supermarket, a cinema and a range of retail outlets and restaurants. The property is available with no onwards chain and would ideally suit a family due to the ample living space available. The property boasts a generous garden to the rear and a side drive and garage and internally comprises entrance hall, living room/diner, kitchen, conservatory, two double bedrooms, a single third bedroom and a family bathroom.

DON'T MISS OUT ON THIS WONDERFUL FAMILY HOME...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor, storage cupboard and door to...

LIVING ROOM/DINER

26'5 max x 11'10 max (8.05m max x 3.61m max)

With gas fire and door to...



KITCHEN

10'8 max x 6'9 max (3.25m max x 2.06m max)

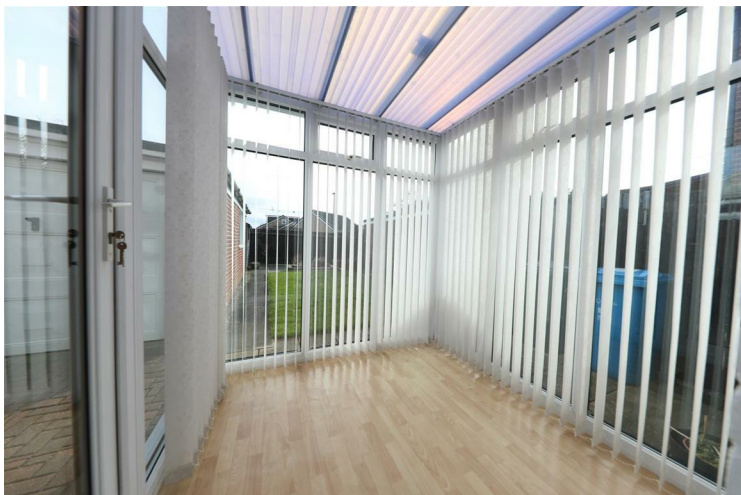
With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, space for cooker, space for under-counter fridge, space for under-counter freezer, plumbing for washing machine, under stairs cupboard and door to...



CONSERVATORY

6'8 max x 6'3 max (2.03m max x 1.91m max)

With door to rear garden



FIRST FLOOR

BEDROOM 1

14'7 max x 8'7 max (4.45m max x 2.62m max)

With fitted wardrobes



BEDROOM 2

11'6 max x 8'7 max (3.51m max x 2.62m max)



BEDROOM 3

9'8 max x 5'10 max (2.95m max x 1.78m max)



BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, tiled to splash back areas.



OUTSIDE

The front garden is mainly laid with grey slate chippings with a paved driveway leading to the garage.

The rear garden is mainly laid to lawn with a paved patio area and a timber shed.



CENTRAL HEATING

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

DOUBLE GLAZING

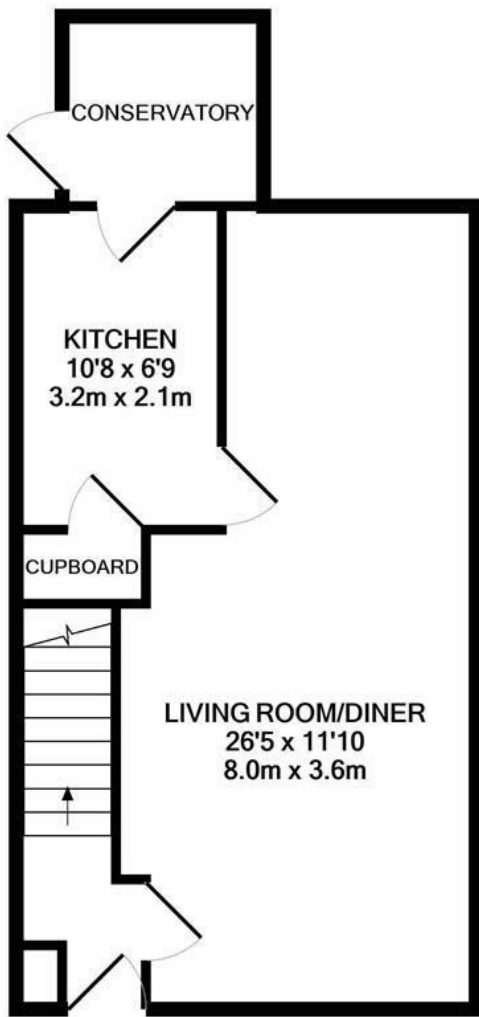
The property has the benefit of double glazing.

DISCLAIMER

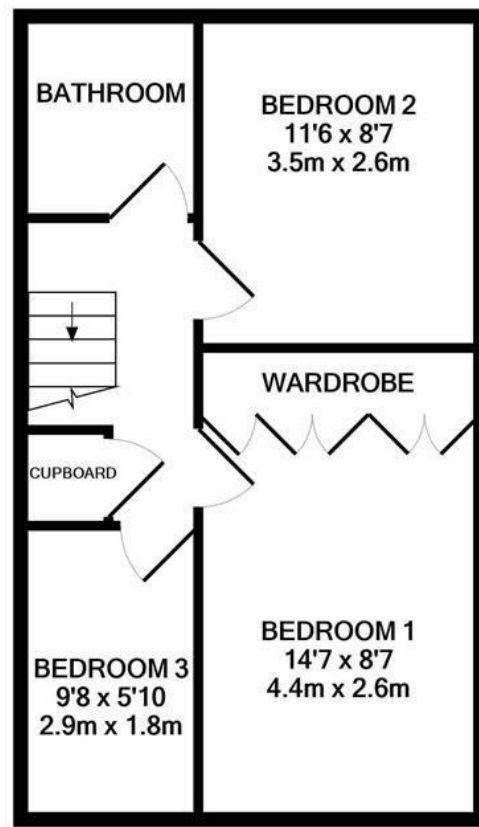
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 839 SQ.FT. (78.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
	86
56	

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC