



SYMONDS + GREENHAM

Estate and Letting Agents



2 Riverview Gardens, Hull, East Yorkshire HU7 6DZ

£150,000

SEMI-DETACHED FAMILY HOME OCCUPYING A LARGE CORNER PLOT WITH BEAUTIFUL REAR GARDEN

This delightful semi-detached home is situated on the popular "Sutton Park" close to well regarded schools and is close to the host of local amenities on Kingswood retail park which is home to a supermarket, a cinema and a range of retail outlets. The property would ideally suit a family but could also be suitable for a first time buyer. The property benefits from a fantastic corner plot giving the potential purchaser extensive gardens as well as off-street parking with a side drive and a garage. The semi-detached home is well decorated throughout and briefly comprises entrance hall, living room, dining room, kitchen, conservatory, two double bedrooms, a single third bedroom and a family bathroom.

BOOK IN YOUR VIEWING EARLY ON THIS FANTASTIC FAMILY HOME!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

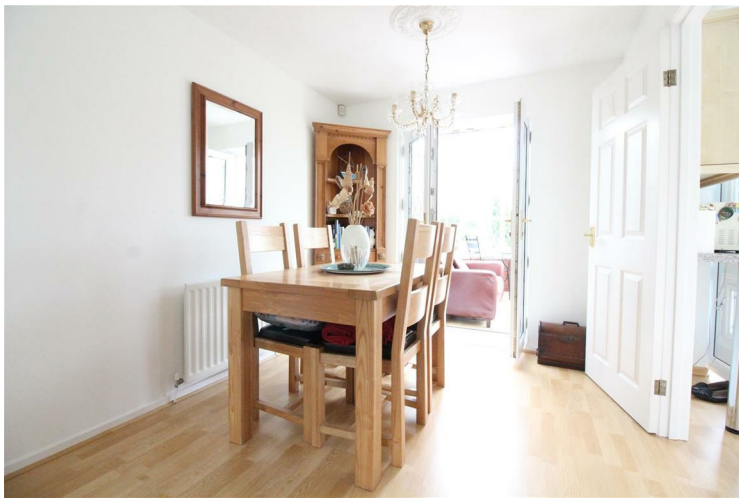
LIVING ROOM

13'11 max x 11'10 max (4.24m max x 3.61m max)
with gas fire and open plan entrance through to...



DINING ROOM

9' max x 8' max (2.74m max x 2.44m max)
with french doors to conservatory and door to...



KITCHEN

9' max x 6'9 max (2.74m max x 2.06m max)
with a range of eye level and base level units with
complimenting work surfaces, stainless steel sink and drainer
unit, space for electric cooker and hob, space for fridge-freezer,
plumbing for washing machine and door to rear garden



CONSERVATORY

8'11 max x 6'9 max (2.72m max x 2.06m max)
with door to rear garden

FIRST FLOOR

BEDROOM 1

9'9 max x 8'7 max (2.97m max x 2.62m max)
with fitted wardrobes



BEDROOM 2

9'7 max x 8'7 max (2.92m max x 2.62m max)
with fitted wardrobes



BEDROOM 3

6'7 max x 6'3 max (2.01m max x 1.91m max)



BATHROOM

with low level WC, pedestal hand basin, panelled bath with overhead shower attachment, floor to ceiling tiles.



OUTSIDE

The front garden is mainly laid to lawn with a concrete side drive to a brick built garage.

The rear garden is mainly laid to lawn with some low maintenance shrubbery and a pond, enclosed by timber fencing.

CENTRAL HEATING

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

DOUBLE GLAZING

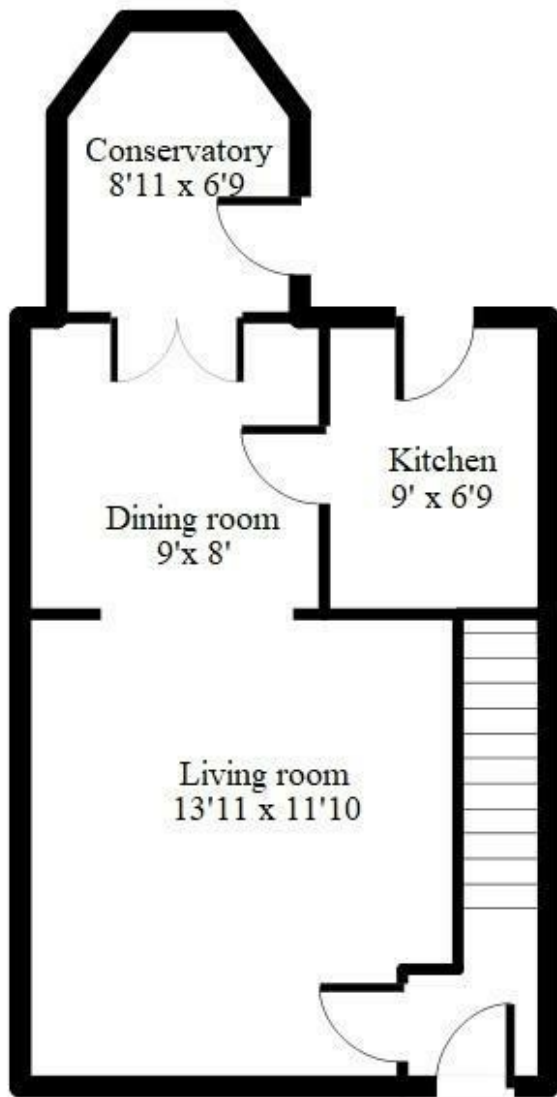
The property has the benefit of double glazing.

DISCLAIMER

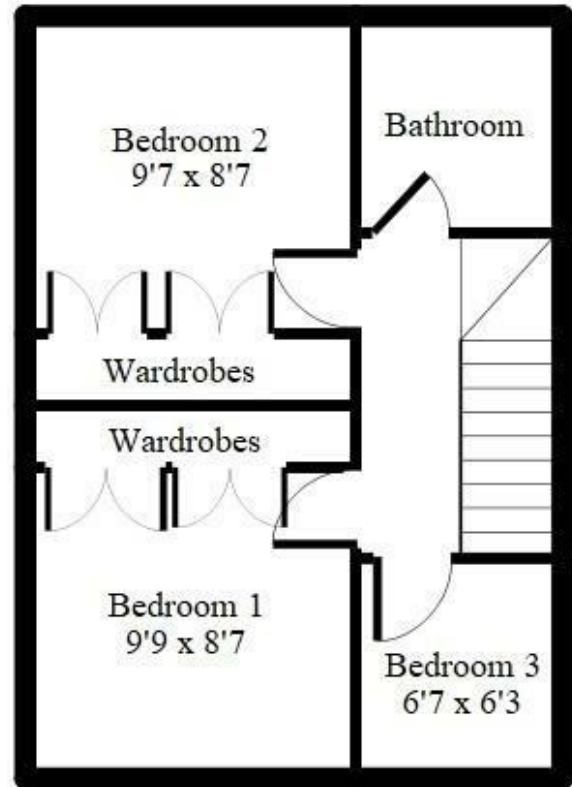
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



Ground floor



First floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
61	71	55	66
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

