



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **780 Beverley Road, Hull, Yorkshire HU6 7EX**

### **Offers over £225,000**

STUNNING DETACHED HOME OVER LOOKING PLAYING FIELDS TO THE REAR - REFURBISHED BY THE CURRENT OWNERS TO AN EXCEPTIONAL STANDARD - THREE DOUBLE BEDROOMS - GATED FRONT ENTRANCE WITH OFF-STREET PARKING

This detached home would be perfect for a family looking for a property of the highest quality that they can move straight into. The property is located on Beverley High Road close to well regarded schools and 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 detached home has been refurbished by the current owners over recent years and now boasts a stunning living room/diner, a beautiful modern kitchen with a host of integrated appliances, an integral garage, a convenient downstairs WC, three double bedrooms with fitted wardrobes to bedrooms 1 and 2, a gorgeous family bathroom, gated vehicular access to the front with off-street parking and raised decking to the rear.

LOOKING FOR A DETACHED FAMILY HOME THAT IS READY TO MOVE INTO?...LOOK NO FURTHER, BOOK YOUR VIEWING TODAY!



## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor, under-stairs cupboard, polished limestone floor with underfloor heating, door to kitchen, door to garage, door to downstairs WC and door to...



### LIVING ROOM/DINER

19'9 max x 11'2 max (6.02m max x 3.40m max)

with french patio doors with single hinged door to rear garden



### KITCHEN

15'3 max x 9'10 max (4.65m max x 3.00m max)

with a range of eye level and base level units with complimenting work surfaces, central island with silestone granite work surface, sink and drainer unit, double electric oven, five ring gas hob with over head extractor fan, integrated dishwasher, integrated fridge-freezer, door to rear garden and polished limestone flooring with underfloor heating



### GARAGE

16'10 max x 9'8 max (5.13m max x 2.95m max)

with plumbing for washing machine and tumble dryer

### DOWNSTAIRS WC

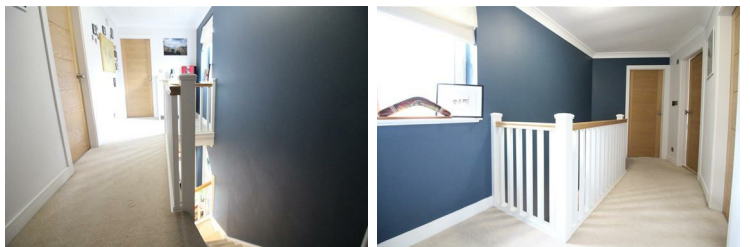
with low level WC, hand basin, heated towel rail, floor to ceiling tiles and polished limestone flooring.



## FIRST FLOOR

### LANDING

with doors to bedroom 2, bedroom 3, bathroom and...



### BEDROOM 1

19'9 max x 11'3 max (6.02m max x 3.43m max)

with fitted wardrobes and furniture



### BEDROOM 2

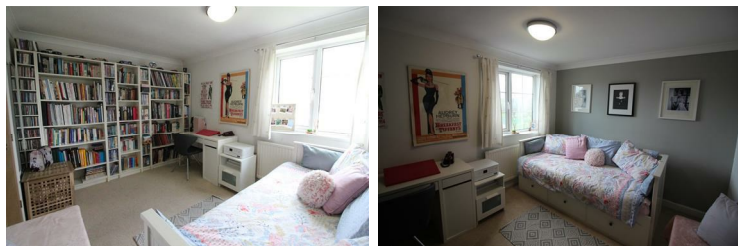
16'2 max x 9'6 max (4.93m max x 2.90m max)

with fitted wardrobes



### BEDROOM 3

11'10 max x 9'5 max (3.61m max x 2.87m max)



### BATHROOM

with wall hung WC, vanity hand basin with silestone granite worktop, panelled bath with over head shower, floor to ceiling polished limestone with underfloor heating, LED mirrored cabinet



### OUTSIDE

Access to the property is available via a gated entrance from the road. The front of the property is mainly laid with gravel with an area laid to lawn.

The rear garden consists mainly of a raised decking area and over looks open playing fields.

### CENTRAL HEATING

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

### DOUBLE GLAZING

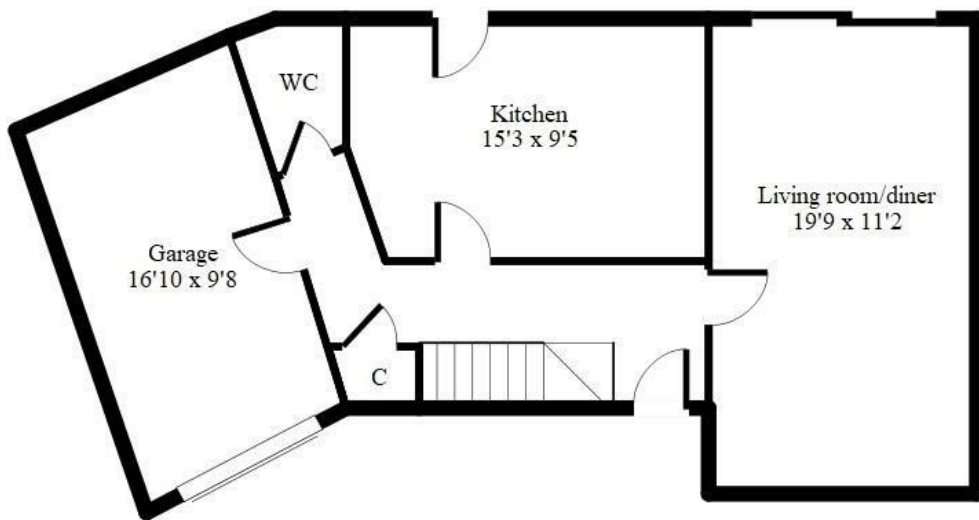
The property has the benefit of double glazing.

### DISCLAIMER

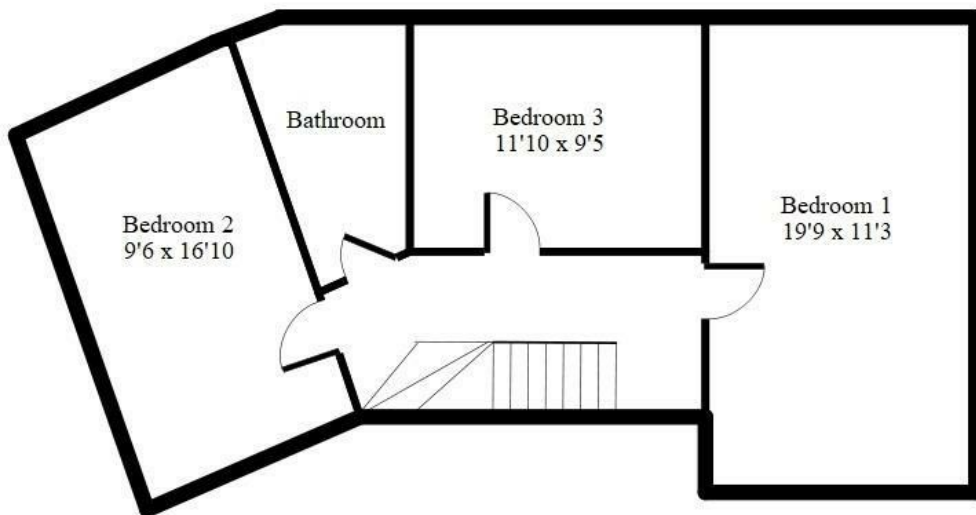
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

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



Ground floor



First floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>75</b>	<b>79</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>71</b>	<b>76</b>
England & Wales	
EU Directive 2002/91/EC	

