



SYMONDS + GREENHAM

Estate and Letting Agents



58 Beresford Avenue, Beverley Road, Hull, Yorkshire HU6 7LS **Offers in the region of £190,000**

LARGE FIVE BED FAMILY HOME - THREE EXCELLENT SIZED DOUBLE BEDROOMS - SOUTH FACING REAR GARDEN - ORIGINAL FEATURES THROUGHOUT

Symonds + Greenham are delighted to offer to the market this beautiful, spacious, well proportioned period home, packed with original features and oozing with character. This end-terraced home is situated on Beresford Avenue off Beverley Road close to well regarded schools and local amenities with good transport links to Hull city centre and Kingswood retail park which is home to a supermarket, a cinema and a range of restaurants and retail outlets. It lies in the catchment area for the highly sort after St Marys secondary school and briefly comprises, living room, dining room, sitting room, a spacious kitchen and convenient downstairs WC to the ground floor and four double bedrooms, single fifth bedroom, family bathroom and WC to the first floor. The south facing rear garden is quite the sun trap and an excellent space to relax or entertain guests throughout the summertime.

DONT MISS OUT....BOOK YOUR VIEWING TODAY!!!!

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor and under stairs storage cupboard



LIVING ROOM

16'4" x 15'11" (5.00m x 4.86m)

A spacious living room with original features throughout, they window and feature gas fireplace



DINING ROOM

12'11" m x 12'5" (3.95 m x 3.80m)

SITTING ROOM

12'8" x 11'8" (3.88m x 3.56m)

With bay window and feature fireplace



KITCHEN

13'3" x 11'9" max (4.06m x 3.6 max)

With a range of eye level and base level units with complimentary work surfaces, stainless steel sink and draining unit, electric oven with gas hob, space for an American style fridge freezer, plumbing for washing machine and space for tumble dryer

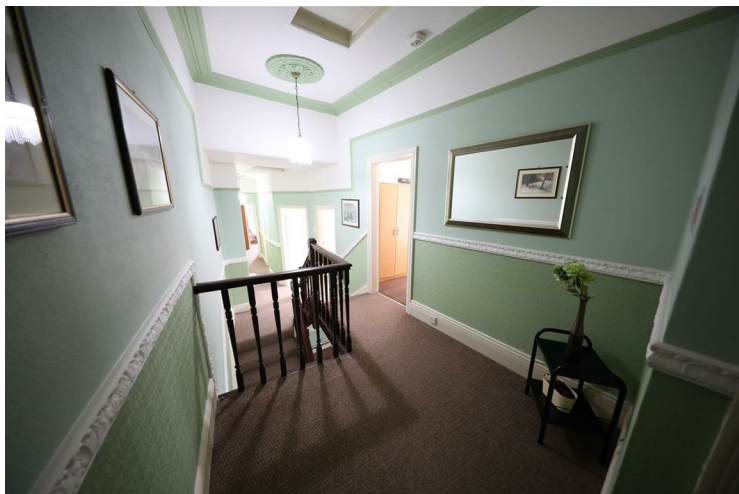


REAR LOBBY AND DOWNSTAIRS WC

With door to the rear garden

FIRST FLOOR

LANDING



BEDROOM 1

15'8" x 13'9" max (4.79m x 4.20m max)

An excellent size double bedroom with bay window



BEDROOM 5

2.94m x 2.39m max (0.61m.28.65mm x 0.61m.11.89mm max)

BEDROOM 2

12'11" x 12'6" max (3.96m x 3.82m max)



BATHROOM

With pedestal hand basin, panelled bath, shower cubicle with overhead shower attachment and tiled from floor to ceiling

BEDROOM 3

4.15m x 3.36m max (1.22m.4.57mm x 0.91m.10.97mm max)



WC

With low-level WC

BEDROOM 4

2.65m x 2.75m max (0.61m.19.81mm x 0.61m.22.86mm max)

OUTSIDE

The front of the property is laid to a concrete forecourt with a boundary wall and fence. The private south facing rear garden is

quite the sun trap. It is mainly laid to lawn with a block paved patio area and 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.

VIEWINGS

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

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.



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1927 SQ.FT. (179.0 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
	77
52	

Very energy efficient - lower running costs
 (82 plus) A
 (81-81) 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

Environmental Impact (CO ₂) Rating	
Current	Potential
	73
46	

Very environmentally friendly - lower CO₂ emissions
 (82 plus) A
 (81-81) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC