



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **16 Ormonde Avenue, Hull, Yorkshire HU6 7LY** **£145,000**

**WELL DECORATED FAMILY HOME WITH THREE BEDROOMS PLUS CONVERTED LOFT SPACE**

This mid-terraced home is situated off Beverley High Road, close to well regarded schools and local amenities and is only a short drive away from Hull city centre and Kingswood retail park which is home to a super-market, 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 is well decorated throughout and boasts a stylish living room, a 17 foot dining room, a modern kitchen, two double bedrooms, a single third bedroom, a gorgeous family bathroom, converted loft space (not to regs), a generous rear garden and a garage.

**BOOK YOUR VIEWING IN EARLY ON THIS WONDERFUL FAMILY HOME...CALL TODAY!**

## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor, door to dining room and door to...

### LIVING ROOM

14'5 max x 11'5 max (4.39m max x 3.48m max)



### DINING ROOM

17'10 max x 10'10 max (5.44m max x 3.30m max)

With French patio doors to rear garden and Open Plan doorway to...



### KITCHEN

9'2 max x 9'2 max (2.79m max x 2.79m max)

With a range of eye level and base level units with complimentary work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with overhead extractor fan, plumbing for washing machine and space for fridge-freezer



## FIRST FLOOR

### BEDROOM 1

15'2 max x 10'4 max (4.62m max x 3.15m max)

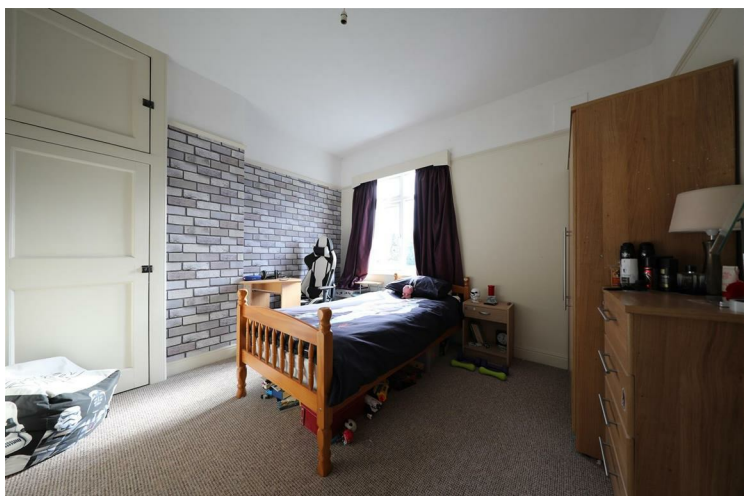
with storage cupboard



### BEDROOM 2

11'5 max x 10'5 max (3.48m max x 3.18m max)

With storage cupboard



### BEDROOM 3

9'5 max x 7'2 max (2.87m max x 2.18m max)



### BATHROOM

With low-level WC, handbasin, panelled bath with overhead shower, heated towel rail tiles to splash back areas



### SECOND FLOOR

#### LOFT SPACE

16'7 max x 11'1 max (5.05m max x 3.38m max)

**\*DISCLAIMER\*** - THIS LOFT SPACE DOES NOT HAVE BUILDING REGULATIONS



### OUTSIDE

The front garden is mainly paved with some low maintenance

shrubbery.

The rear garden is mainly laid to lawn with a raised decking area, some low maintenance shrubbery and a garage with vehicular access via the rear ten-foot. On the other side of the ten-foot is an area laid with gravel potentially providing further off-street parking subject to the removal of a tree.



### CENTRAL HEATING

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

### DOUBLE GLAZING

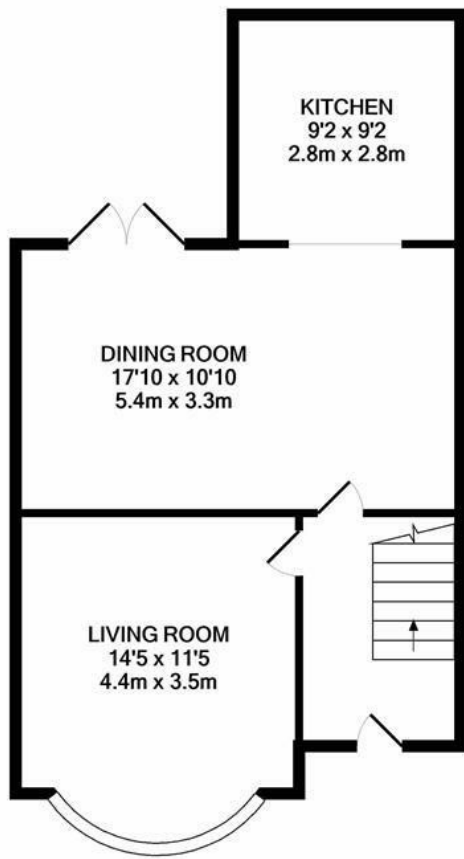
The property has the benefit of double glazing.

### DISCLAIMER

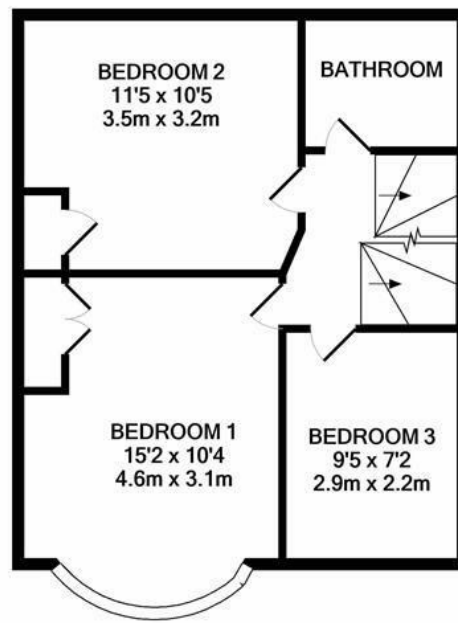
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

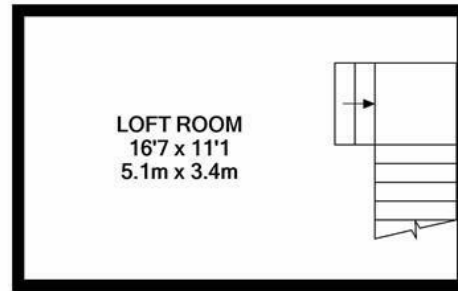
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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
	85
70	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential