



SYMONDS + GREENHAM

Estate and Letting Agents



21 Burniston Road, Hull, East Yorkshire HU5 4JX **Offers over £190,000**

THREE BED SEMI DETACHED FAMILY HOME - HIGHLY SOUGHT AFTER LOCATION - THREE DOUBLE BEDROOMS - FAMILY BATHROOM AND EN SUITE - GENEROUS REAR GARDEN - OFF STREET PARKING

This beautiful semi-detached home is situated off Bricknell Avenue close to well regarded schools and local amenities with good transport links to Hull city centre and the neighbouring village of Cottingham. The property would be perfect for a family looking for a ready to move into home with ample living space on offer. It has been improved and decorated by its current owners to an exceptional standard and the quality on offer really must be viewed to be truly appreciated. Internally there are three large double bedrooms with a modern family bathroom suite and ensuite to the main bedroom to the first and second floor. The ground floor is spacious and makes excellent use of the area on offer with a stunning open plan kitchen and dining area and a beautifully decorated living room. Externally this excellent home keeps on giving with off street parking to the front for two vehicles and a generous rear garden.

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

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor, door to the dining room and door to the...

LIVING ROOM

13'4 max x 10'10 max (4.06m max x 3.30m max)

With gas fireplace and bay window



DINING ROOM

13'11 max x 11'0 max (4.24m max x 3.35m max)

A spacious dining area ideal for family meals or entertaining guests with Open Plan entrance to the kitchen and French doors to the rear garden



KITCHEN

19'7 max x 17'1 max (5.97m max x 5.21m max)

A stunning and modern Open Plan kitchen with a range of eye level and base level units with complimentary work surfaces, sink and draining unit, space for range cooker, overhead extractor fan, space for fridge freezer, plumbing for washing machine and dishwasher and space for tumble dryer



FIRST FLOOR

LANDING

With stairs to the second floor

BEDROOM ONE

13'0 max x 10'10 max (3.96m max x 3.30m max)

An excellent size double bedroom with bay window and ensuite bathroom



ENSUITE

With low-level WC, pedestal hand basin, shower cubicle with overhead shower attachment and tiled from floor to ceiling



BEDROOM TWO

14'8 max x 9'2 max (4.47m max x 2.79m max)
A second good sized double bedroom



BATHROOM

With low-level, pedestal hand basin, heated towel rail, tiled bath with shower attachment and mixer tap and tiled from floor to ceiling



SECOND FLOOR

BEDROOM THREE

15'0 max x 13'4 max (4.57m max x 4.06m max)
A third double bedroom



OUTSIDE

To the front of the property there is an enclosed garden with gravelled area providing off road parking.

To the rear of the property there is an enclosed lawned garden with a block paved patio area ideal for relaxing or BBQ's throughout the summertime. The garden is enclosed by timber fencing with a wooden shed for external storage.



CENTRAL HEATING

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

DOUBLE GLAZING

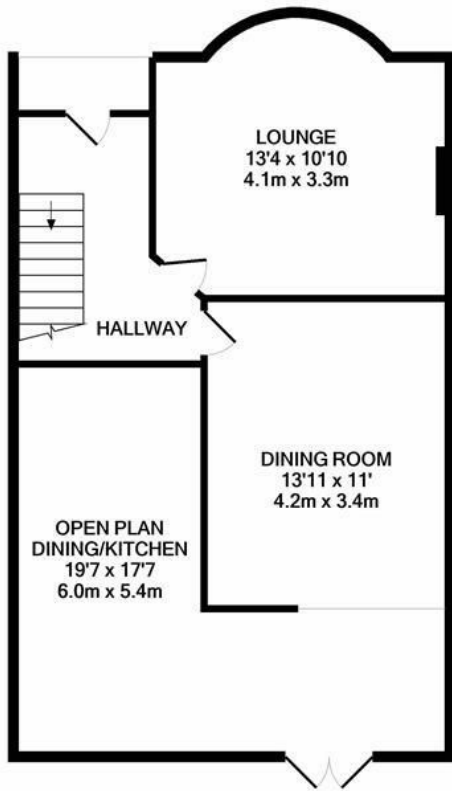
The property has the benefit of double glazing.

VIEWINGS

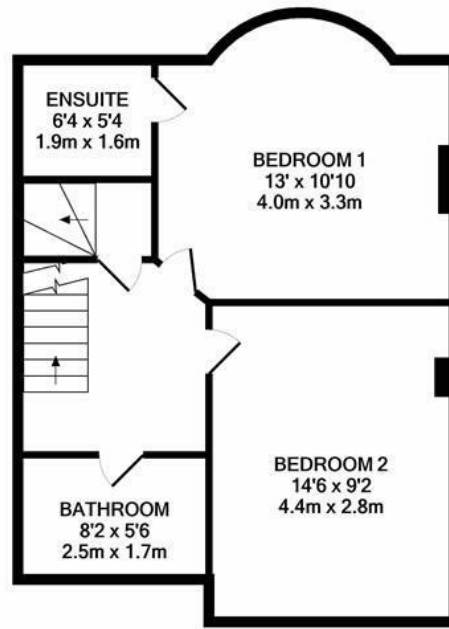
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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



LOFT

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
Very energy efficient - lower running costs	
(82 plus) A	82
(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
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	82
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC