



SYMONDS + GREENHAM

Estate and Letting Agents



656 Beverley Road, Hull, Yorkshire HU6 7JH

£200,000

SPACIOUS FOUR BED HOME - PERFECT FOR A FAMILY - LARGE REAR GARDEN PLUS GARAGE AND WORKSHOP - NO CHAIN

This semi-detached home is situated on Beverley High road close to well regarded schools and local amenities with good transport links to both Hull city centre and the market town of Beverley which is home to supermarkets, restaurants and a cinema. The property would be perfect for a family due to the amount of living space available. The property is available with no onwads chain and briefly comprises porch, entrance hall, living room, sitting room, dining room, kitchen, utility room and downstairs WC to the ground floor, three double bedrooms, a single fourth bedroom, a family bathroom and an en-suite shower-room off the master bedroom to the first floor, gardens to the front and rear as well as a garage and workshop.

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

GROUND FLOOR

PORCH

With door to...

ENTRANCE HALL

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

LIVING ROOM

18'1 max x 11'9 max (5.51m max x 3.58m max)



SITTING ROOM

13'11 max x 10'11 max (4.24m max x 3.33m max)

With door to rear garden



DINING ROOM

11'10 max x 7'11 max (3.61m max x 2.41m max)

With airing cupboard, currently housing the boiler, and doorway to...



KITCHEN

13'7 max x 5'11 max (4.14m max x 1.80m max)

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



UTILITY ROOM

With space for tumble dryer, space for under-counter freezer, door to rear garden and door to...

DOWNSTAIRS WC

With low-level WC

FIRST FLOOR

BEDROOM 1

13'8 max x 12'8 max (4.17m max x 3.86m max)

With fitted wardrobes and sliding door to...



ENSUITE SHOWER ROOM

With low-level WC, vanity hand basin, shower cubicle with overhead shower, floor to ceiling tiles.



BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, heated towel rail, floor to ceiling tiles.



BEDROOM 2

17'3 max x 11'11 max (5.26m max x 3.63m max)

With handbasin



OUTSIDE

The front garden consists mainly of some mature shrubbery with a paved path leading to the front entrance.

To the rear is a mature garden with a paved patio area, an assortment of shrubbery, a greenhouse, a garage with vehicular access via the rear ten-foot and a workshop.

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.

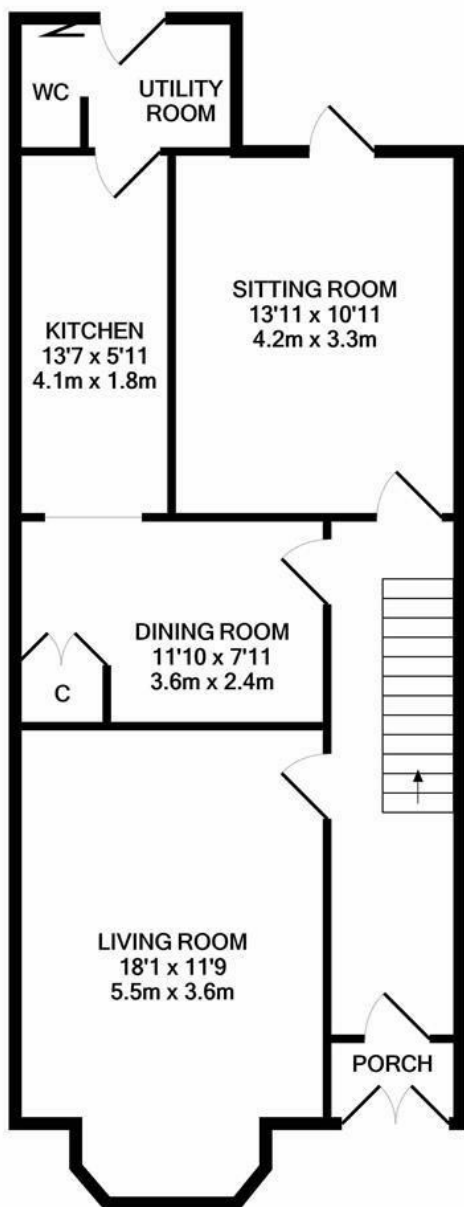
BEDROOM 3

12' max x 7'10 max (3.66m max x 2.39m max)

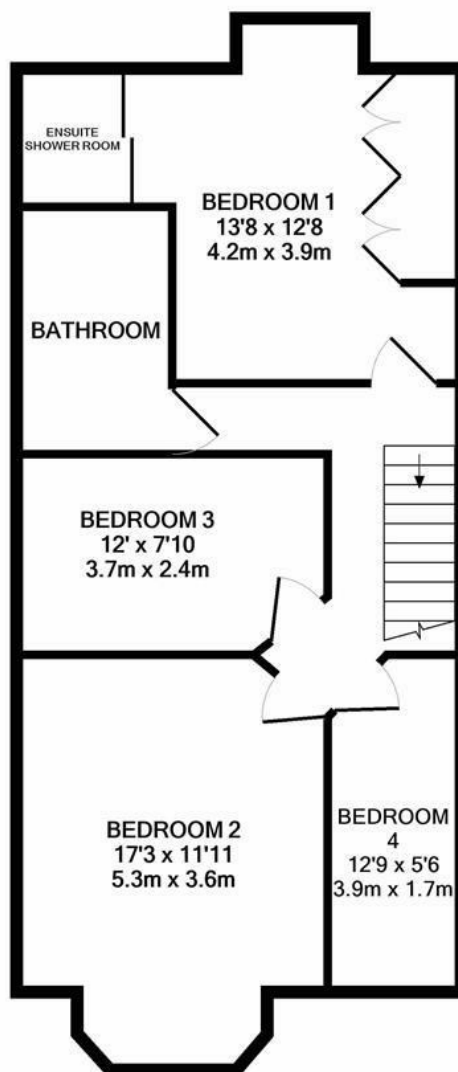
BEDROOM 4

12'9 max x 5'6 max (3.89m max x 1.68m max)





GROUND FLOOR
APPROX. FLOOR
AREA 685 SQ.FT.
(63.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1305 SQ.FT. (121.3 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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		63
(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			
(92 plus) A			
(81-91) 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	