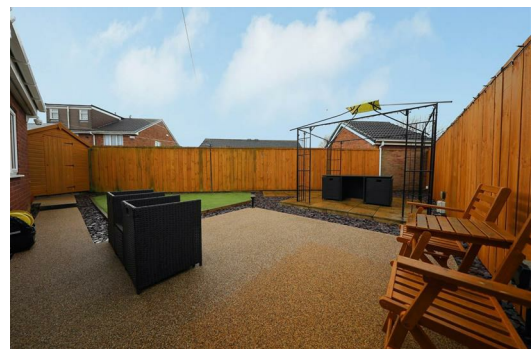
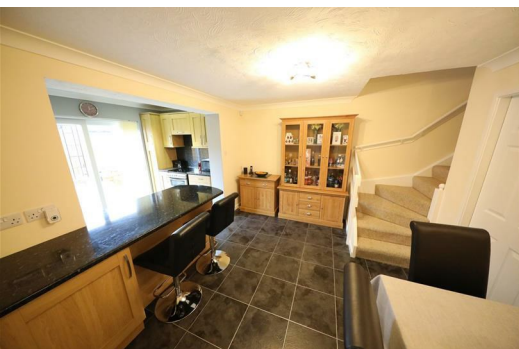




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **12 Cloverbank View, Hull, Yorkshire HU6 7YB Offers over £165,000**

**EXTENDED SEMI-DETACHED HOME - OFF-STREET PARKING - STUNNING INTERIOR - THREE DOUBLE BEDROOMS**

This semi-detached home is located off Evergreen Drive off Beverley High road close to well regarded schools and local amenities with good transport links to Hull city centre and Kingswood retail park home to a supermarket, a cinema and a range of restaurants and retail outlets. The property would be perfect for a family as it is ready to move into and offers ample living space. The property benefits from off-street parking and a garage to the front and a generous garden to the rear and internally boasts a stunning living room, a gorgeous kitchen/diner, three double bedrooms with en-suite shower room and a stylish family bathroom.

**DON'T MISS OUT ON THIS FANTASTIC FAMILY HOME...BOOK YOUR VIEWING ASAP!**



## GROUND FLOOR

### ENTRANCE PORCH

With door to...

### LIVING ROOM

15'6 max x 11'7 max (4.72m max x 3.53m max)

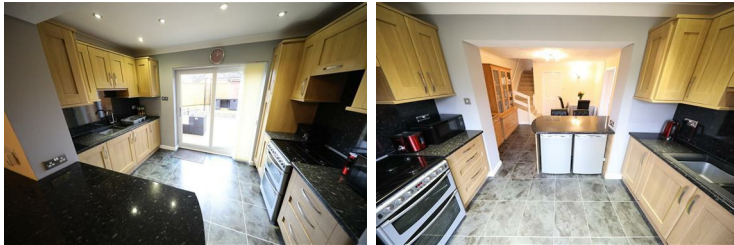
With feature fire place and door to...



### KITCHEN/DINER

17'11 max x 11'3 max (5.46m max x 3.43m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, space for cooker, space for under-counter fridge, space for under-counter freezer, sliding patio doors to rear garden, stairs to first floor and doorway to...



### REAR LOBBY

With storage cupboard, door to side drive and door to...

### BEDROOM 1

11'1 max x 10'7 max (3.38m max x 3.23m max)

With fitted wardrobes and door to...



### ENSUITE SHOWER ROOM

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



## FIRST FLOOR

### BEDROOM 2

11'8 max x 11'1 max (3.56m max x 3.38m max)

With fitted wardrobes



### BEDROOM 3

11'8 max x 8'5 max (3.56m max x 2.57m max)

With fitted wardrobes



### BATHROOM

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



### OUTSIDE

The front of the property has a resin driveway leading to the brick built garage which has an electric up and over door. The rear garden has a resin patio area, a paved patio area, an area laid with artificial grass and a timber shed.



### SECURITY

The property benefits from an intruder alarm system and a CCTV system (4 cameras/24 hour recording).

### CENTRAL HEATING

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

### DOUBLE GLAZING

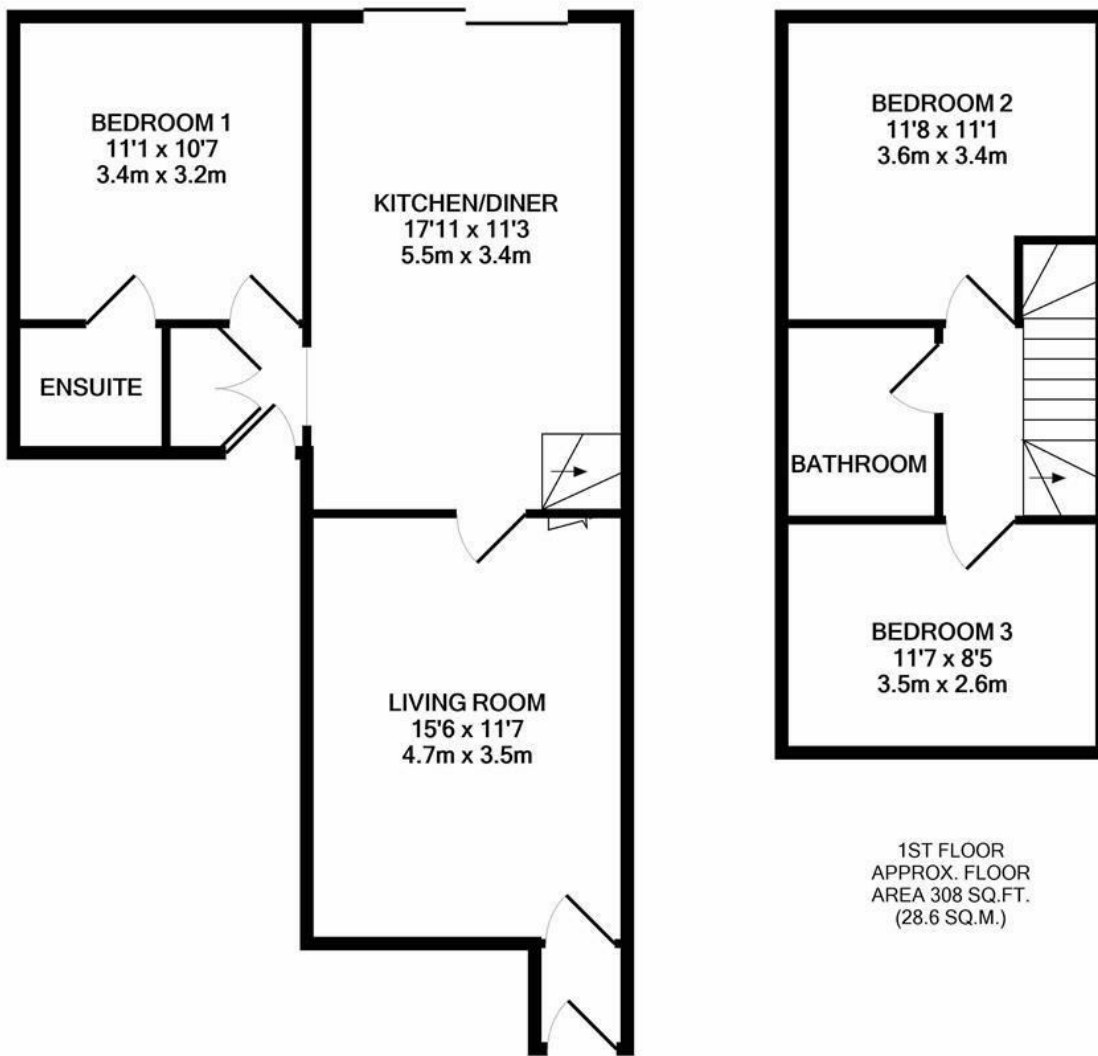
The property has the benefit of double glazing.

### 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

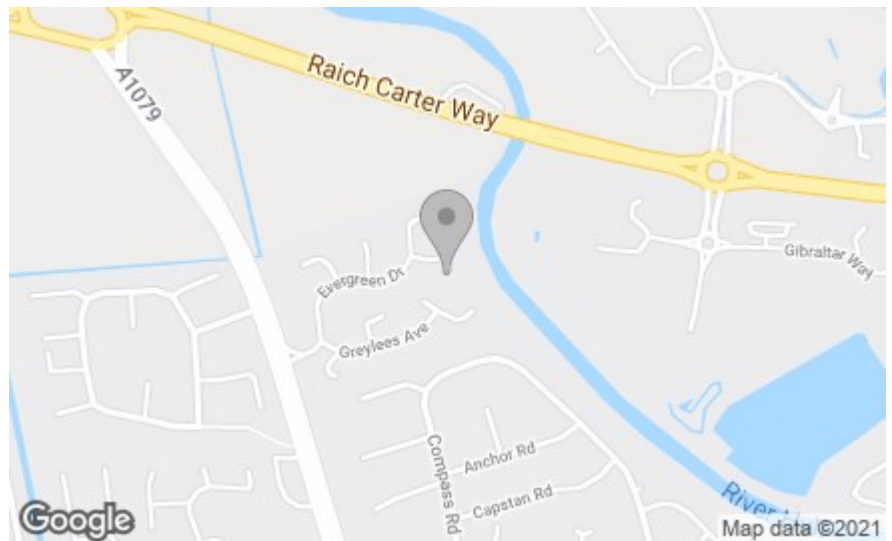
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.3 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
	<b>81</b>
<b>68</b>	

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