



SYMONDS + GREENHAM

Estate and Letting Agents



17 Burbage Avenue, Hull, East Yorkshire HU8 0ET **Offers over £120,000**

TWO BED SEMI DETACHED BUNGALOW - GENEROUS FRONT AND REAR GARDENS - SIDE DRIVE AND GARAGE GIVING OFF STREET PARKING - LARGE CONSERVATORY

This semi-detached bungalow is situated off Hathersage Road close to well regarded schools and local amenities and is only a short drive from Holderness Road which is home to a super-market and several cafe's and shops. The property is in need of some slight refurbishment and updating and has been priced accordingly but has all of the space and potential to become a beautiful home. Bungalows of this size in this area are in high demand and an early viewing is advised. Internally this home briefly comprises, living room, kitchen, bathroom, two bedrooms, a huge conservatory and loft space (not to regs). The outside space is the jewel in this properties crown with front, side and rear gardens and a driveway and garage giving off street parking for a number of vehicles.

DON'T HESITATE TO BOOK YOUR VIEWING ON THIS FANTASTIC HOME...CALL TODAY!

GROUND FLOOR

ENTRANCE HALL

With storage cupboard and door to the...

LIVING ROOM

10'4 max x 16'8 max (3.15m max x 5.08m max)

With gas fireplace and sliding door to the...



KITCHEN

5'0 max x 8'2 max (1.52m max x 2.49m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, electric oven, gas hob with overhead extractor fan, plumbing for washing machine and storage cupboard



BATHROOM

5'8 max x 5'11 max (1.73m max x 1.80m max)

With low-level WC, pedestal handbasin, panelled bath with overhead shower attachment and tiles from floor to ceiling



BEDROOM ONE

8'9 max x 13'1 max (2.67m max x 3.99m max)

An excellent sized double bedroom with fitted wardrobes



BEDROOM TWO

7'11 max x 10'2 max (2.41m max x 3.10m max)



CONSERVATORY

16'3 max x 8'7 max (4.95m max x 2.62m max)



LOFT SPACE



OUTSIDE



CENTRAL HEATING

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

DOUBLE GLAZING

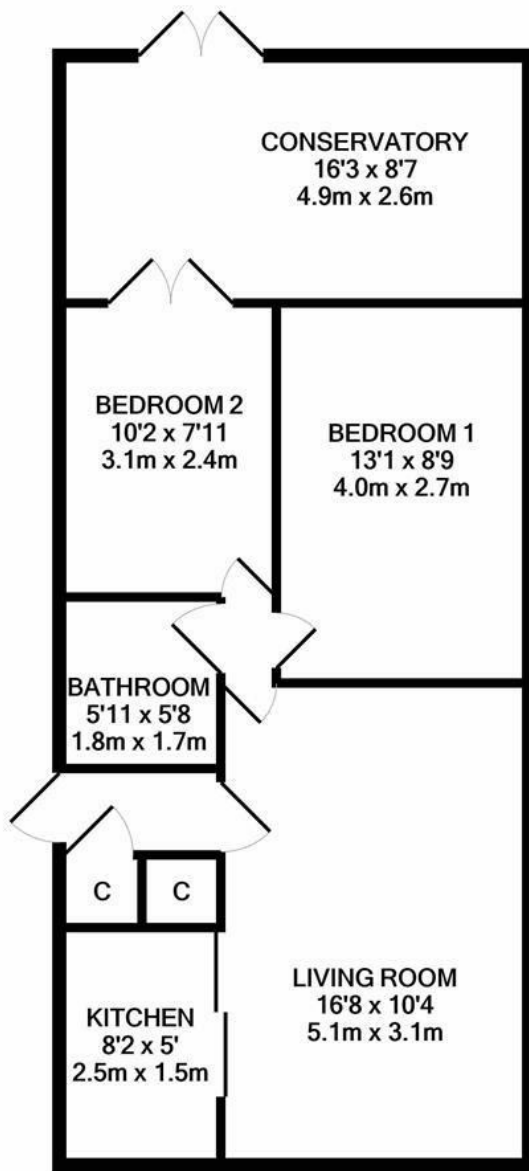
The property has the benefit of double glazing.

VIEWINGS

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

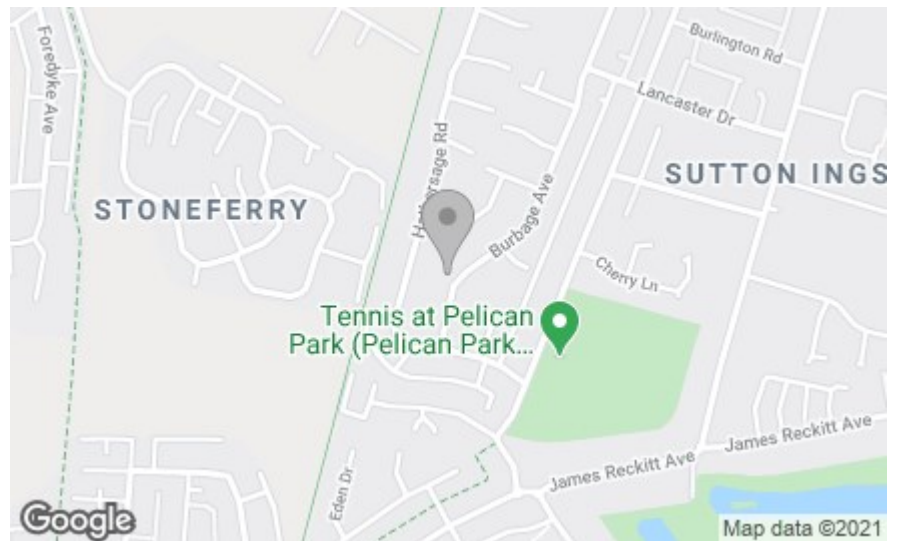
DISCLAIMER

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.



TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 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
 Made with Metropix ©2021



Energy Efficiency Rating	
Current	Potential
	89
64	
<small>Very energy efficient - lower running costs</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (02 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC