



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **58 Brevere Road, Hull, HU12 8NX** **Offers over £225,000**

THREE/FOUR BED SEMI-DETACHED HOME WITH SELF CONTAINED ANNEX IN THE SOUGHT AFTER MARKET TOWN OF HEDON

This three/four bed semi detached home is located in the market town of Hedon, home to well regarded schools and a host of local amenities including super-markets, restaurants and public houses. The property would be perfect for a family but could also be suitable for those looking for a property for multi-generational living with the annex providing independent accommodation for possibly a teenager or an elderly relative looking for independence from the rest of the family while still living in close proximity. The property is well decorated throughout and briefly comprises entrance hall, lounge, kitchen/diner, three bedrooms and a family bathroom to the main residence with the annex benefitting from a sitting room/bedroom, a kitchen and a wet-room.

**HDON'T MISS OUT ON THIS UNIQUE FAMILY HOME...BOOK YOUR VIEWING ASAP!**

## GROUND FLOOR

### HALLWAY

with storage cupboard, door to kitchen/diner and door to...

### LOUNGE

15'11 max x 13'2 max (4.85m max x 4.01m max)



### KITCHEN/DINER

15'11 max x 8'10 max (4.85m max x 2.69m max)

with a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, free standing cooker, space for fridge-freezer and plumbing for washing machine



### PORCH

with door to rear garden

### SELF CONTAINED ANNEX

#### ANNEX KITCHEN

12'2 max x 7'4 max (3.71m max x 2.24m max)

with a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, plumbing for washing machine and space for under-counter fridge-freezer.



#### ANNEX SITTING ROOM/BEDROOM 4

14'9 max x 10' max (4.50m max x 3.05m max)

### WET ROOM

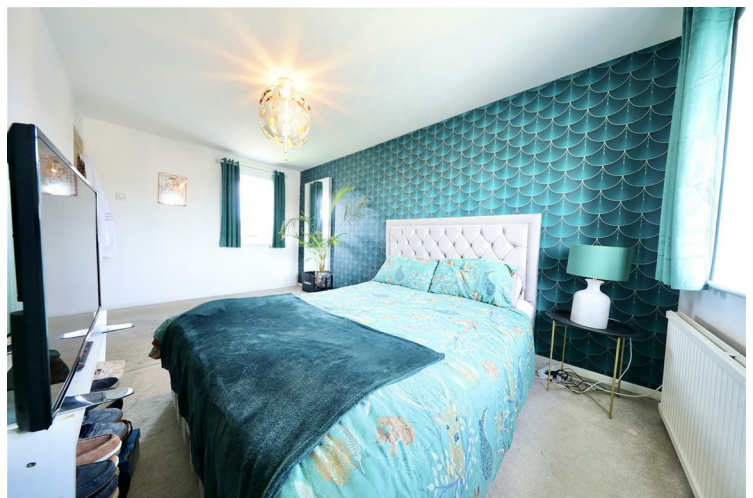
with low level WC, pedestal hand basin, shower cubicle with over head shower, heated towel rail, floor to ceiling tiles



## FIRST FLOOR

### BEDROOM 1

15'11 max x 9' max (4.85m max x 2.74m max)



### BEDROOM 2

10'2 max x 9'6 max (3.10m max x 2.90m max)



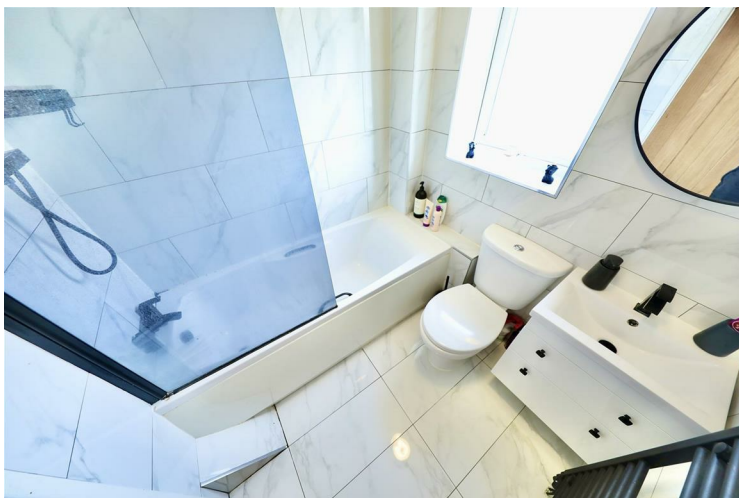
### BEDROOM 3

10'2 max x 6'1 max (3.10m max x 1.85m max)



### BATHROOM

with low level WC, vanity hand basin, panelled bath with overhead shower, heated towel rail, floor to ceiling tiles



### OUTSIDE

The front of the property is mainly paved providing off-street parking.  
The rear garden is mainly laid to lawn with a brick outhouse.



### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

Symonds + Greenham have been informed that this property is Freehold.

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

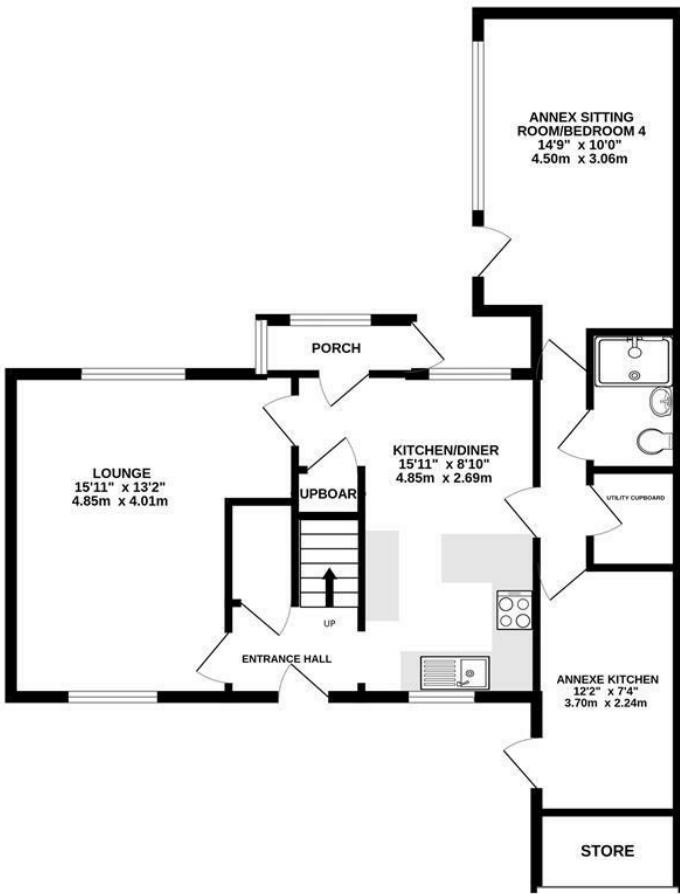
### DISCLAIMER

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.

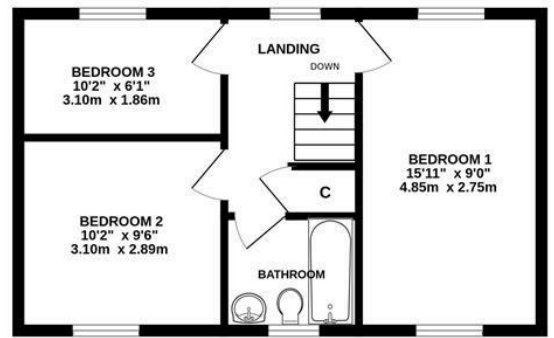
### VIEWINGS

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

GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.

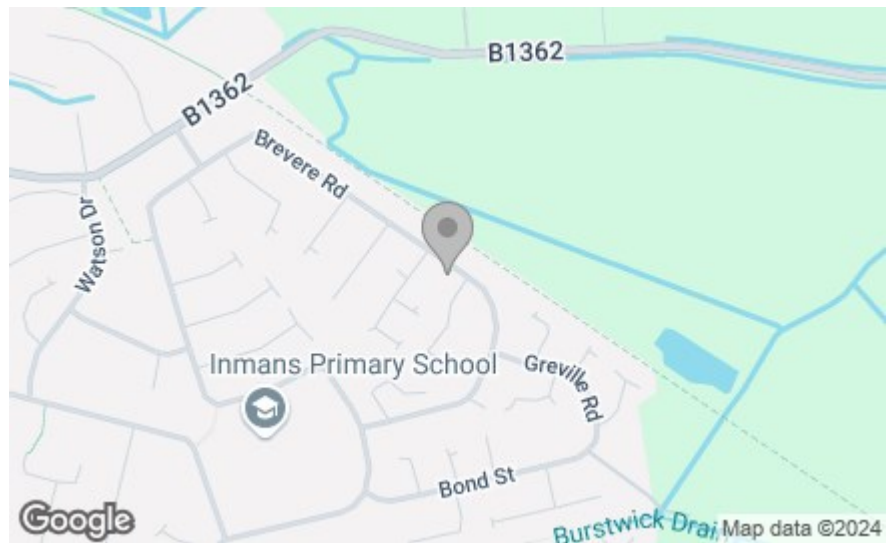


1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
	77
63	

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