



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 76 Brevere Road, Hull, HU12 8NX

### Offers over £200,000

NO ONWARD CHAIN - THREE BED SEMI DETACHED DORMER BUNGALOW - MODERN KITCHEN - NEW INSULATED ROOF ON DINING ROOM - WELL PRESENTED THROUGHOUT - TWO BATHROOMS - CLOSE TO AMENITIES - RESIDENTIAL LOCATION - SOLAR PANELS (OWNED)

Situated in the charming town of Hedon, this three bedroom semi detached dormer bungalow offers spacious and versatile living in a quiet residential location. Ideally positioned close to local amenities and well regarded schools, the property is perfect for families or those looking to enjoy a peaceful yet well connected setting.

The ground floor boasts a modern kitchen, a bright and airy lounge, a shower room, a comfortable bedroom, a cosy sitting room and a dining room, which benefits from a newly insulated roof. Upstairs, two further bedrooms are served by a well appointed bathroom, providing ample space for a growing family or guests.

Externally, the property features a generous rear garden, ideal for outdoor entertaining or relaxation, with a garage, while the front driveway offers convenient off street parking. With its excellent location, spacious layout, and modern upgrades, this fantastic home is ready to be enjoyed by its next owners.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### KITCHEN

*12'4 max x 8' max (3.76m max x 2.44m max)*

With a range of eye level and base level units with complementing, work surfaces, Belfast sink unit, electric oven, induction hob with overhead, extractor fan, space for fridge – freezer and plumbing for washing machine.

### LOUNGE

*17'5 max x 9'8 max (5.31m max x 2.95m max)*

with stairs to first floor

### SITTING ROOM

*11'7 max x 9'8 max (3.53m max x 2.95m max)*

### DINING ROOM

*14'2 max x 8'8 max (4.32m max x 2.64m max)*

with french patio doors to rear garden

### BEDROOM 3

*9' max x 8' max (2.74m max x 2.44m max)*

### SHOWER ROOM

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

## FIRST FLOOR

### BEDROOM 1

*13'5 max x 9'5 max (4.09m max x 2.87m max)*

### BEDROOM 2

*8'10 max x 7'9 max (2.69m max x 2.36m max)*

### SHOWER ROOM

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

### OUTSIDE

The front of the property is mainly paved providing off street parking with a gated side drive, leading to the garage.

The rear garden is mainly laid to lawn with a paved patio area and a shed.

### GARAGE

### 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 A.

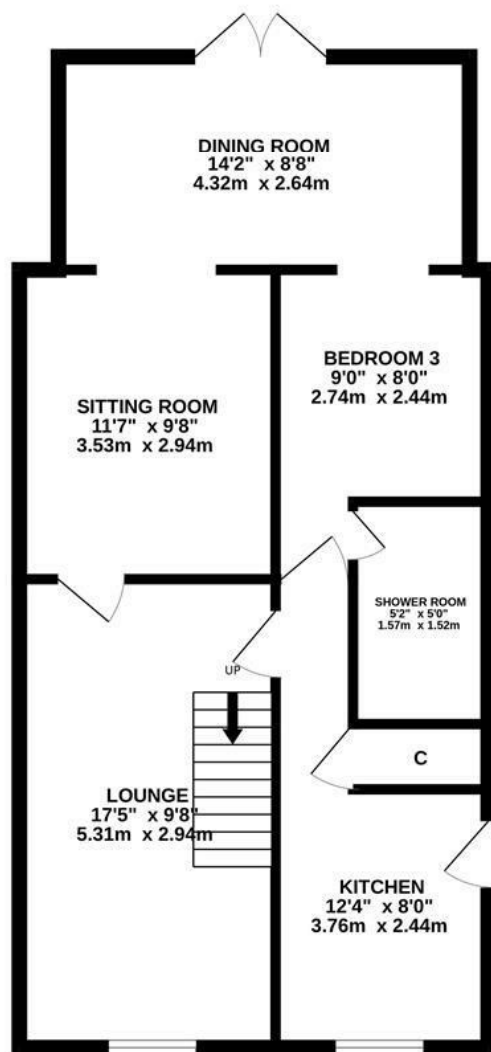
### DISCLAIMER

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.

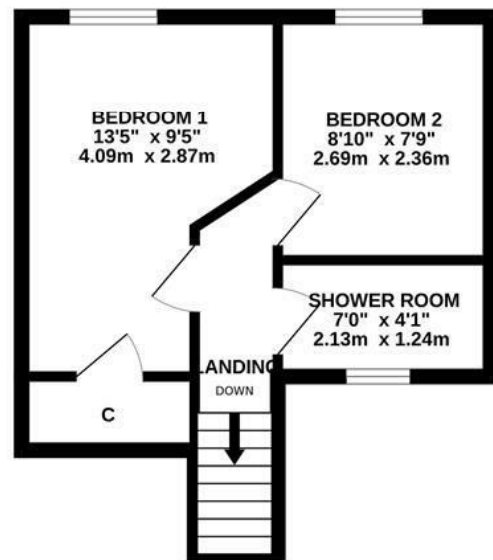
### VIEWINGS

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

GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.

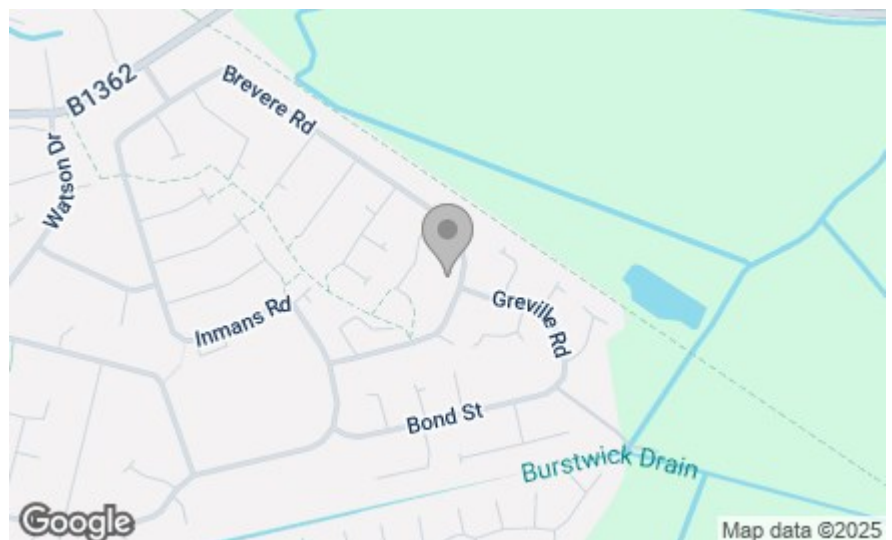


1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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