



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **7 Wellesley Avenue, Beverley Road, Hull, HU6 7LN** **£255,000**

Set along the sought-after Wellesley Avenue in Hull, this beautifully presented five-bedroom period home blends timeless character with generous modern living. Spanning three spacious floors, the property showcases a wealth of original features that add charm and elegance throughout.

Inside, three versatile reception rooms offer superb spaces for entertaining or unwinding with family, while the flowing layout ensures both comfort and practicality. The home's expansive proportions make everyday living feel effortless.

Upstairs, four spacious double bedrooms and a fifth single provide excellent accommodation, two benefiting from stylish ensuite bathrooms—ideal for guests or a growing family. A large, well-appointed family bathroom adds further convenience.

With its blend of classic period details and contemporary comfort, this remarkable home is perfectly suited for families seeking space, style, and a prime location.

Book your viewing today!



## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor and understairs storage cupboard

### LOUNGE

17'0 x 15'6 (5.18m x 4.72m )

An excellent sized reception room with original feature fireplace and bay window flooding the room with natural light

### DINING ROOM

14'1 x 13'5 (4.29m x 4.09m )

### SITTING ROOM

16'10 x 12'3 (5.13m x 3.73m )

with dual fuel log burner and open plan entrance to the sun room

### LOBBY/SUN ROOM

with French doors to the rear garden

### KITCHEN

18'4 x 12'1 (5.59m x 3.68m )

with a range of eye and base level units with complementing work surfaces, range oven with five gas hob, stainless steel sink and drainer unit, plumbing for washing machine and tumble dryer, space for tumble dryer, space for fridge freezer and French doors to the rear garden

### SHOWER ROOM/WC

with low level WC, pedestal hand basin, walk in shower and tiles to splashback areas

## FIRST FLOOR

### LANDING

with stairs to the second floor

### BEDROOM ONE

16'11 x 14'3 (5.16m x 4.34m )

A superb sized double bedroom with feature fire place, bay window, walk in wardrobe and ensuite shower room

### ENSUITE

with low level WC, pedestal hand basin, corner shower cubicle with overhead shower attachment and tiles to splashback areas

### BEDROOM THREE

14'5 x 12'3 (4.39m x 3.73m )

Another good sized double bedroom with feature fire place and bay window with views of the rear garden

### BEDROOM FOUR

14'2 x 13'3 (4.32m x 4.04m )

Another generous double bedroom with feature fire place

### BEDROOM FIVE

9'1 x 7'10 (2.77m x 2.39m )

### BATHROOM

A spacious family bathroom with low level WC, panelled bath with mixer tap, shower cubicle with overhead shower attachment, his and her hand basins and heated towel rail

### WC

with low level WC

## SECOND FLOOR

## BEDROOM TWO

A large double bedroom with ensuite shower room

### ENSUITE

with low level WC, pedestal hand basin and corner shower cubicle with overhead shower attachment

### OUTSIDE

The generous rear garden is laid to gravel and enclosed by timber fencing providing an excellent space to relax or entertain guests.

### 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

If you require more information on the tenure of this property please contact the office on 01482 444200.

### COUNCIL TAX BAND

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

### 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.



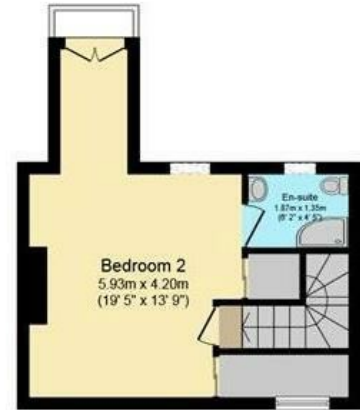
**Ground Floor**

Floor area 107.0 sq.m. (1,152 sq.ft.) approx



**First Floor**

Floor area 92.9 sq.m. (1,000 sq.ft.) approx



**Second Floor**

Floor area 27.0 sq.m. (291 sq.ft.) approx

total floor area 226.9 sq.m. (2,442 sq.ft.) approx

this plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating	
Current	Potential
71	82

Very energy efficient - lower 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

England & Wales EU Directive 2002/91/EC

