



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 707 Beverley Road, Hull, HU6 7JN

### £416,500

FOUR-BEDROOM SEMI-DETACHED FAMILY HOME WITH LOFT CONVERSION - EXPANSIVE THIRD-OF-AN-ACRE GARDEN WITH PATIO, FIRE PIT & POND -LARGE DRIVEWAY WITH ELECTRIC GATE, GARAGE & EXCELLENT LOCATION

Situated on the picturesque Beverley Road in Hull, this remarkable four-bedroom semi-detached family home presents an outstanding opportunity for those seeking a blend of modern living and comfort. The property is beautifully presented, showcasing contemporary decor and high-quality appliances that create an inviting atmosphere for families and individuals alike.

Upon entering, you will find a spacious entrance hallway leading to a generous living room, perfect for relaxation. The heart of the home is undoubtedly the large open-plan kitchen diner, which is equipped with integrated appliances and offers ample space for dining and entertaining. Additionally, a second reception room provides further versatility, making it ideal for a playroom or study. A convenient downstairs WC adds to the practicality of the layout.

Upstairs, the property boasts four well-proportioned bedrooms, some featuring built-in wardrobes and all with charming functional fireplaces. A newly fitted family bathroom completes the upper level, ensuring comfort for all family members. The spacious loft conversion offers additional living space, perfect for a variety of uses. One of the standout features of this home is the expansive rear garden, set on a third-of-an-acre plot. This private, landscaped oasis includes a raised patio area, a fire pit, mature fruit trees, and a wild pond, providing a serene outdoor retreat for relaxation and play.



#### **CENTRAL HEATING**

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

#### **COUNCIL TAX BAND**

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

#### **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.

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

#### **VIEWINGS**

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

