



SYMONDS + GREENHAM

Estate and Letting Agents



707 Beverley Road, Hull, HU6 7JN

Offers in excess of £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.

