



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **5 Eversfield Close, Hull, East Yorkshire HU7 3EQ Offers in excess of £93,000**

**LOVELY ONE BEDROOM TERRACED PROPERTY - IDEAL FOR AN INVESTOR OR A YOUNG COUPLE - POPULAR KINGSWOOD LOCATION**

Symonds and Greenham are delighted to bring to the market this lovely, one bedroom terraced home. Situated on the popular Kingswood development, this property is perfectly located for local amenities, supermarkets, restaurants and the retail park. This home would be perfect for an investor or a young couple, the property is very low maintenance and benefits from a large and bright living room, a modern kitchen, a family bathroom and a well proportioned bedroom. It is therefore a perfect step on to the property ladder but also an exceptional rental opportunity.

**DO NOT DELAY BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### HALLWAY

### BATHROOM

With a low level WC, a pedestal hand basin and a panelled bath with overhead shower attachment.



## FIRST FLOOR

### LIVING ROOM

12'05 x 11'06 max (3.78m x 3.51m max)

A lovely open family space.



### KITCHEN

7'10 x 7'03 max (2.39m x 2.21m max)

With a range of eye level and base level units and complimenting work surfaces, an integrated electric oven and hob with overhead extractor fan, space for fridge freezer, plumbing for washing machine, sink and drainer unit and tiles to splash back areas.



### BEDROOM 1

7'10 x 9'07 max (2.39m x 2.92m max)

A well proportioned double bedroom.



### CENTRAL HEATING

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

### VIEWINGS

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

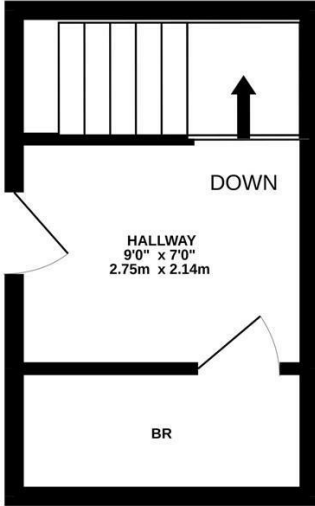
### DISCLAIMER

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.

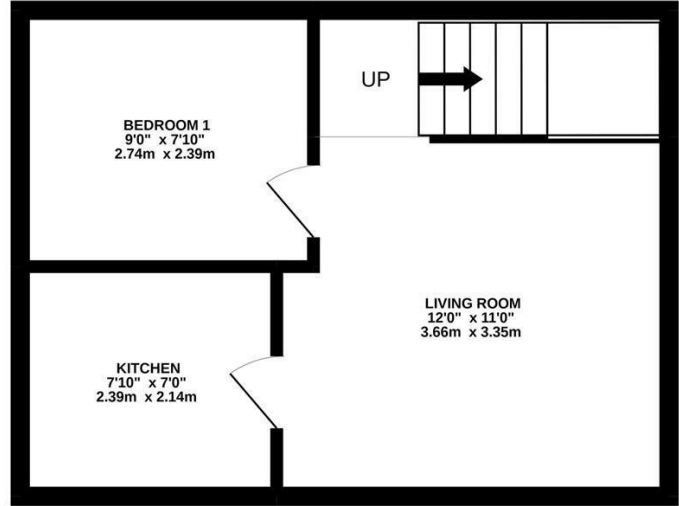
### DOUBLE GLAZING

The property has the benefit of double glazing.

GROUND FLOOR  
134 sq.ft. (12.5 sq.m.) approx.



FIRST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (39.9 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
	89
	72
<small>Very energy efficient - lower running costs</small> (82 plus) <b>A</b> (81-81) <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> <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (82 plus) <b>A</b> (81-81) <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> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales	EU Directive 2002/91/EC