



SYMONDS + GREENHAM

Estate and Letting Agents



19 Burbage Avenue, Hull, East Yorkshire HU8 0ET

Offers in excess of £125,000

OUTSTANDING TWO BED SEM-DETACHED DORMER BUNGALOW - LOVELY REAR GARDEN - SIDE DRIVE AND GARAGE

Symonds and Greenham are delighted to bring to the market this fantastic two bed semi-detached bungalow. Situated on Burbage Avenue, this property is ideally located for a host of local amenities such as shops, supermarkets, pubs and restaurants as well as being on excellent transport links. Inside, this home has a lot going for it. You will find a lounge, a dining room, a kitchen and a bathroom downstairs, upstairs you will find two bedrooms. This property also benefits from a lovely and low maintenance rear garden, a side drive and a garage.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

15'08 x 15'11 max (4.78m x 4.85m max)

A fantastic family room with excellent natural light.



KITCHEN

13'09 x 5'11 max (4.19m x 1.80m max)

With a range of eye level and base level units with complimenting work surfaces, space for an oven, a sink and drainer unit, plumbing for a washing machine, space for a fridge, space for a freezer.



DINING ROOM

9'05 x 9'08 max (2.87m x 2.95m max)

Another lovely space with doors leading to the garden.



BATHROOM

5'01 x 6'03 max (1.55m x 1.83m max)

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



FIRST FLOOR

BEDROOM 1

12'01 x 6'06 max (3.68m x 1.98m max)

A bedroom with space for storage.



BEDROOM 2

12'00 x 5'03 max (3.66m x 1.60m max)



OUTSIDE

The rear garden is mainly paved with gravelled areas, there is also a side drive leading to a garage.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

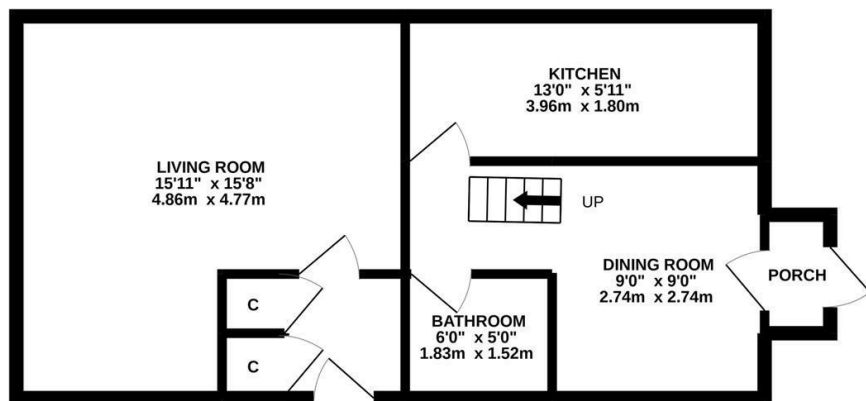
DISCLAIMER

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.

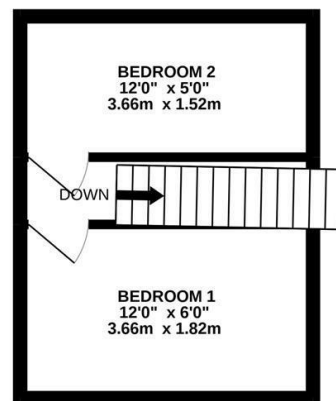
VIEWINGS

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

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.




1ST FLOOR
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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