



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **34 Wellesley Avenue Beverley Road, Hull, HU6 7LW**

### **£149,000**

BRILLIANT THREE BED PROPERTY - LARGE LIVING SPACE - POPULAR LOCATION - NO CHAIN

Welcome to Wellesley Avenue, where you'll find this charming three-bedroom mid-terrace home. Situated close to amenities, with shops, supermarkets, schools, and convenient transport links to the City Centre and Beverley nearby, this property offers convenience and easy access to all your daily needs. Inside, the house offers a well-designed interior, featuring a comfortable lounge and a separate dining room, providing versatile spaces for relaxation and family meals. The kitchen adds functionality to the home, while a convenient WC completes the ground floor layout. Moving upstairs, you'll discover three bedrooms, offering ample space for residents and guests. The family bathroom ensures functionality for the household. A unique feature of this property is the boarded loft space, accessible through a fixed staircase. Please note that this loft space is not done to building regulations, and buyers are advised to seek professional advice regarding its use. Outside, the property boasts a garage, providing additional storage space or sheltered parking. The property also benefits from a newly fitted fuse board and updated electrics. The rear garden is mainly paved, offering low maintenance, with an area of artificial grass, creating an inviting outdoor area for relaxation and outdoor activities. In summary, this three-bedroom mid-terrace home on Wellesley Avenue presents a fantastic opportunity for comfortable living. Its proximity to amenities, shops, supermarkets, schools, and transport links makes it an ideal choice for families or professionals seeking convenience and accessibility. Don't miss out on the chance to make this delightful home your own.

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

## GROUND FLOOR

### LOUNGE

13'4 x 11'11 max (4.06m x 3.63m max)

A large family room with lots of natural light. Log burner not included in sale.



### DINING ROOM

17'8 x 11'8 max (5.38m x 3.56m max)

Another wonderful family room.



### KITCHEN

27'7 x 7'9 max (8.41m x 2.36m max)

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



### WC

With a low level WC.

## FIRST FLOOR

### BEDROOM 1

13'7 x 12'1 max (4.14m x 3.68m max)

A brilliant main bedroom with plenty of space for storage.



### BEDROOM 2

15'3 x 11'1 max (4.65m x 3.38m max)

Another fantastic bedroom.



### BEDROOM 3

11'8 x 7'1 max (3.56m x 2.16m max)



### DOUBLE GLAZING

The property has the benefit of double glazing.

### 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.

### TENURE

Symonds + Greenham have been informed that this property is Freehold.

### COUNCIL TAX

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

### BATHROOM

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



### LOFT SPACE

17'8 x 13'11 (5.38m x 4.24m)

Not done to building regulations.

### OUTSIDE

The property has a garage and a rear garden that is mainly paved with an area of artificial grass.



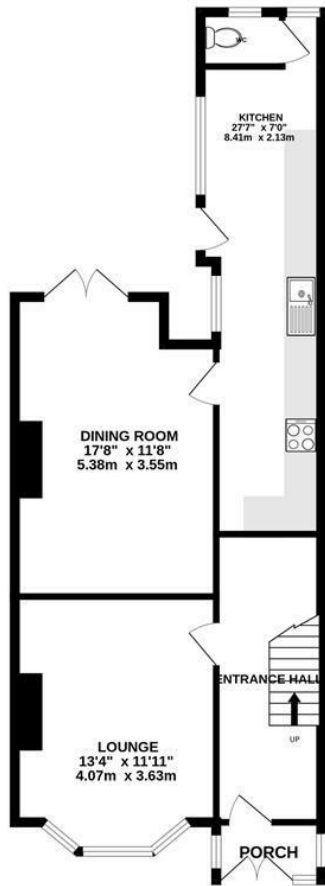
### CENTRAL HEATING

The property has the benefit of gas central heating (not tested). Boiler was fitted last year.

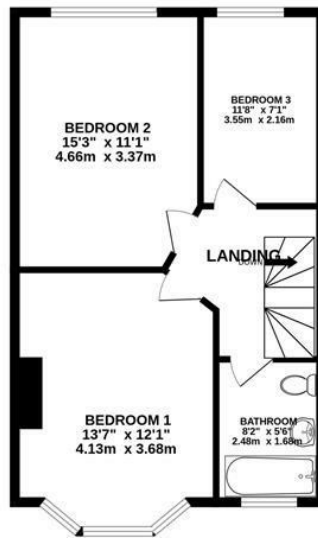
### ELECTRICS

The property also benefits from a newly fitted fuse board.

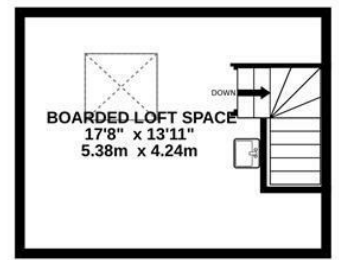
GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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
Very energy efficient - lower running costs	
(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>	
Not energy efficient - higher 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	
(02 plus) <b>A</b>	
(81-91) <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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

