



SYMONDS + GREENHAM

Estate and Letting Agents



119 Belgrave Drive, Hull, Yorkshire HU4 6DP

Offers in excess of £225,000

OUTSTANDING THREE BED SEMI - STYLISH AND MODERN THROUGHOUT - WONDERFUL GARDEN ROOM

Nestled in the sought-after Belgrave Drive in Hull, this outstanding three-bedroom semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, this property offers ample space for comfortable living and entertaining. Situated in a popular location, convenience is at your doorstep with shops, supermarkets, cafes, bars, and restaurants just a stone's throw away. For families, the proximity to highly regarded schools is a definite plus. Easy access to transport links further enhances the appeal of this charming home. Step inside to find a well-appointed lounge, a dining room, and a kitchen on the ground floor, providing a perfect layout for daily living. Upstairs, three cosy bedrooms and a family bathroom await, offering a peaceful retreat for the whole family. Outside, the property impresses with off-street parking for multiple cars, ensuring parking headaches are a thing of the past. The rear garden is a delightful space to enjoy outdoor activities, with a summer house that currently serves as a bar, adding a touch of luxury to your gatherings. Don't miss the opportunity to make this lovely property your own and enjoy the comfort and convenience it has to offer. Book a viewing today and envision the life you could lead in this wonderful home on Belgrave Drive.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

HALLWAY

LOUNGE

16'5 x 11'6 max (5.00m x 3.51m max)

A wonderful family room with excellent natural light.



DINING ROOM

13'3 x 10'2 max (4.04m x 3.10m max)

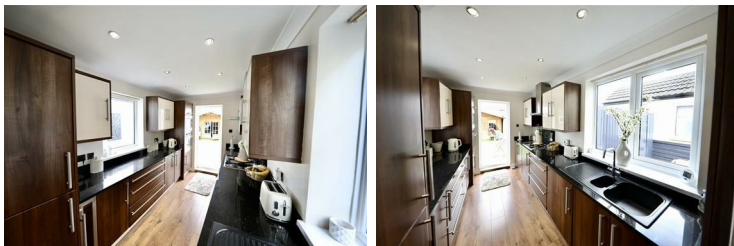
Another wonderful family room.



KITCHEN

14'6 x 8'1 max (4.42m x 2.46m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, an integrated fridge freezer and a sink and drainer unit.



FIRST FLOOR

LANDING



BEDROOM 1

12'9 x 8'9 max (3.89m x 2.67m max)

A brilliant main bedroom with plenty of space for storage.



BEDROOM 2

10'9 x 8'9 max (3.28m x 2.67m max)

Another excellent bedroom.



BEDROOM 3

9'4 x 7'4 max (2.84m x 2.24m max)



BATHROOM

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



SUMMER HOUSE/BAR

15'4 x 9'6 max (4.67m x 2.90m max)

A brilliant garden room currently used as a bar.



OUTSIDE

The property benefits from off street parking to the front and a rear garden that is decked with artificial grass and a summerhouse.



CENTRAL HEATING

The property has the benefit of gas central heating with a recently fitted boiler that benefits from a remaining two years warranty.

DOUBLE GLAZING

The property has the benefit of double glazing that was installed two years ago.

VIEWINGS

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

COUNCIL TAX

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

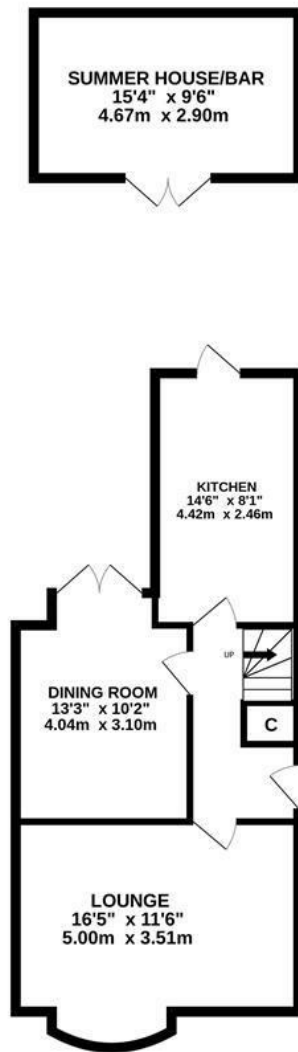
TENURE

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

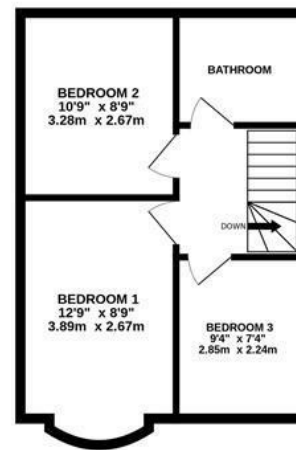
DISCLAIMER

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.

GROUND FLOOR



1ST FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

