



SYMONDS + GREENHAM

Estate and Letting Agents



75 Desmond Avenue, Hull, Yorkshire HU6 7JX Offers in excess of £170,000

OUTSTANDING THREE BED PROPERTY - BAGS OF POTENTIAL - POPULAR LOCATION

Symonds and Greenham are delighted to bring to the market this outstanding three bedroom family home. Situated on Desmond Avenue, this property is ideally located for a wealth of local amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as highly thought of schools and excellent transport links to the city centre and Beverley. Inside, the property has bags of potential. You will find a lounge, a dining room, a kitchen and a utility room downstairs, with three generous bedrooms and a family bathroom upstairs. Outside, there is a rear garden that is mainly laid to lawn.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

13'3 x 12'11 max (4.04m x 3.94m max)

A lovely family room with a bay window.



UTILITY ROOM

19'11 x 6'8 max (6.07m x 2.03m max)

With space for additional white goods.



DINING ROOM

14'9 x 11'3 max (4.50m x 3.43m max)

Another excellent family room.



FIRST FLOOR

BEDROOM 1

13'3 x 12'9 max (4.04m x 3.89m max)

A brilliant main bedroom with plenty of space for storage.



KITCHEN

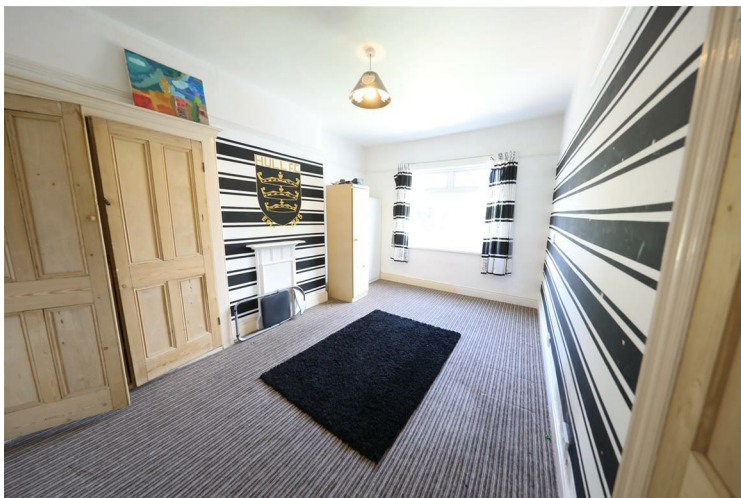
11'2 x 7'4 max (3.40m x 2.24m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, space for a fridge freezer and space for a free standing oven.

BEDROOM 2

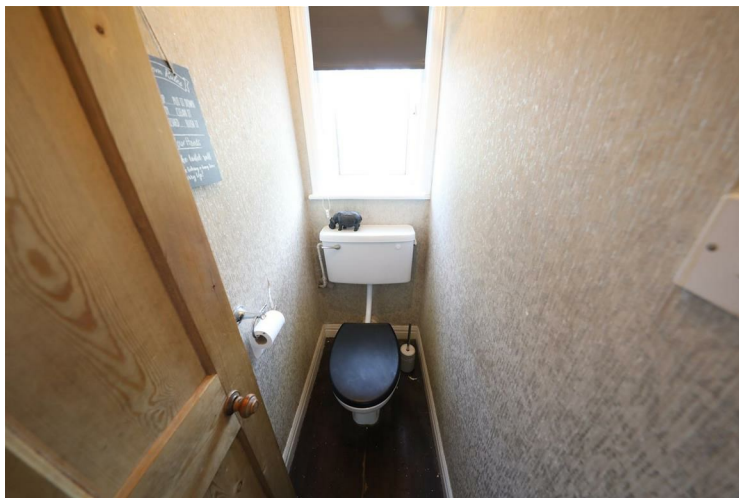
14'11 x 10'5 max (4.55m x 3.18m max)

Another excellent bedroom.



BEDROOM 3

10'2 x 6'9 max (3.10m x 2.06m max)



OUTSIDE

The rear garden is mainly laid to lawn with a decked area.



BATHROOM

9'0 x 5'7 max (2.74m x 1.70m max)

With a bath, a shower cubicle and a hand basin.



CENTRAL HEATING

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

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.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX

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

DISCLAIMER

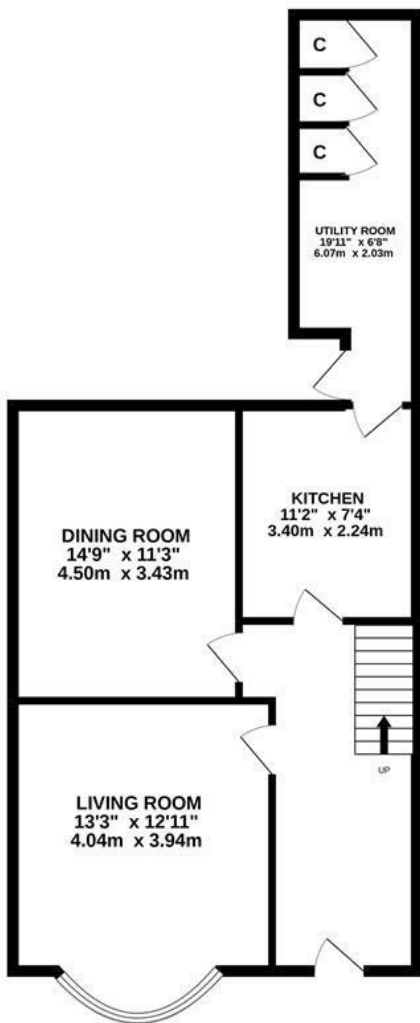
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



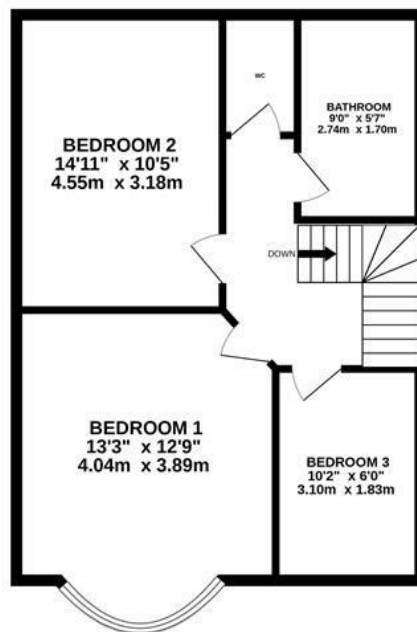
WC

With a low level WC.

GROUND FLOOR
717 sq.ft. (66.7 sq.m.) approx.

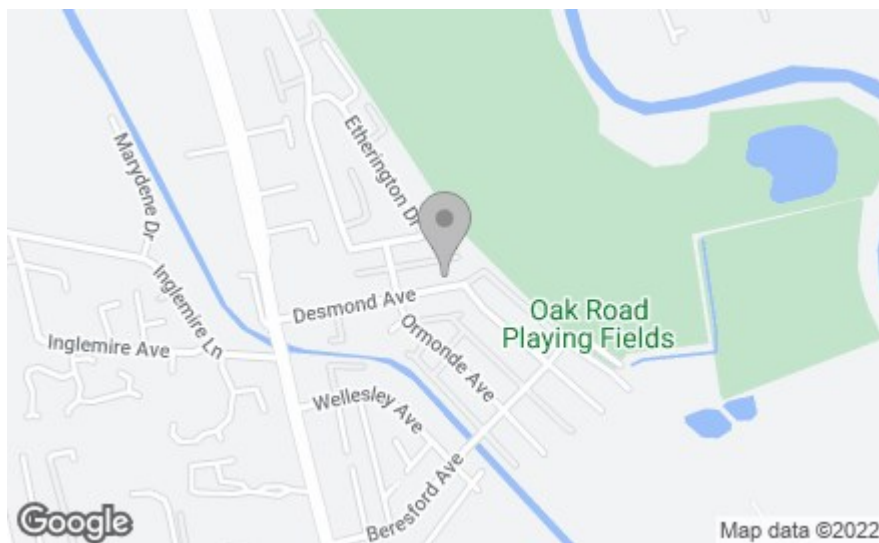


1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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	
(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