



SYMONDS + GREENHAM

Estate and Letting Agents



49 Evergreen Drive, Hull, Yorkshire HU6 7YD Offers over £170,000

THREE BED SEMI DETACHED DORMER BUNGALOW - STUNNING FRONT AND REAR GARDENS - SPACIOUS CONSERVATORY - HIGHLY SOUGHT AFTER LOCATION - AMPLE OFF STREET PARKING

This spacious semi detached bungalow occupying a large plot is situated on Evergreen Drive off Beverley High Road. It is ideally located close to Kingswood which is home to a wealth of local amenities including restaurants, supermarkets, cinema and a gym with excellent transport links to the City Centre and nearby town of Beverley. The property has been decorated and improved by its current owner to an excellent standard and briefly comprises a spacious kitchen, dining room, living room, single bedroom, modern shower room and conservatory to the ground floor and two excellent sized double bedrooms with en suite to the main on the first floor. Externally the rear garden is the jewel in this properties crown providing the perfect space to relax and take in the sunshine throughout the summer. The property also benefits from off street parking for a number of vehicles to the front and side with the addition of a single brick built garage providing further parking and storage.

BUNGALOWS OF THIS SIZE AND QUALITY RARELY BECOME AVAILABLE.....BOOK YOUR VIEWING TODAY!

GROUND FLOOR

KITCHEN

8'7 max x 12'9 max (2.62m max x 3.89m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric oven, gas hob with overhead extractor fan, plumbing for washing machine, space for tumble dryer and space for fridge freezer



LIVING ROOM

9'11 max x 17'1 max (3.02m max x 5.21m max)

A spacious living room with stairs to the first floor and under stairs storage cupboard



DINING ROOM

9'11 max x 12'3 max (3.02m max x 3.73m max)

With sliding doors to the conservatory



CONSERVATORY

14'5 max x 8'5 max (4.39m max x 2.57m max)

Well constructed conservatory packed full of natural light with use of the rear garden and door to the side drive



SHOWER ROOM

5'8 max x 7'6 max (1.73m max x 2.29m max)

A modern shower suite with low-level WC, pedestal hand basin, heated towel rail, walk-in shower cubicle with overhead shower attachment and tiles to splashback areas



BEDROOM THREE

8'8 max x 9'6 max (2.64m max x 2.90m max)



FIRST FLOOR

BEDROOM ONE

9'7 max x 11'7 max (2.92m max x 3.53m max)

An excellent sized double bedroom with ensuite bathroom



ENSUITE

6'10 max x 6'4 max (2.08m max x 1.93m max)

With low-level WC, pedestal hand basin, heated towel rail, walk-in shower cubicle with overhead shower attachment and tiles from floor to ceiling



BEDROOM TWO

7'8 max x 11'6 max (2.34m max x 3.51m max)

A second good-sized double bedroom



OUTSIDE

That's wonderful property benefits from front and rear gardens with the front and side drive providing off street parking for a number of vehicles.

The rear garden is quite the sun trap. It is laid to lawn and areas of brick paved and block paved patio ideal for relaxing or entertaining guests throughout the summer. It is enclosed by timber fencing with a brick built single garage to the rear providing further off street parking or external storage space if preferred



CENTRAL HEATING

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

DOUBLE GLAZING

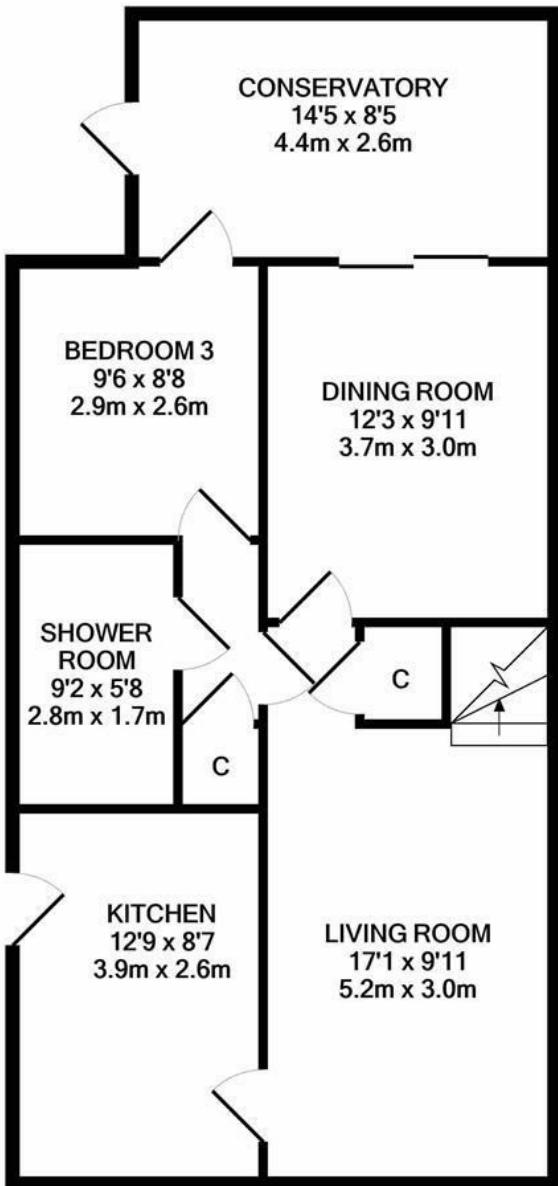
The property has the benefit of double glazing.

VIEWINGS

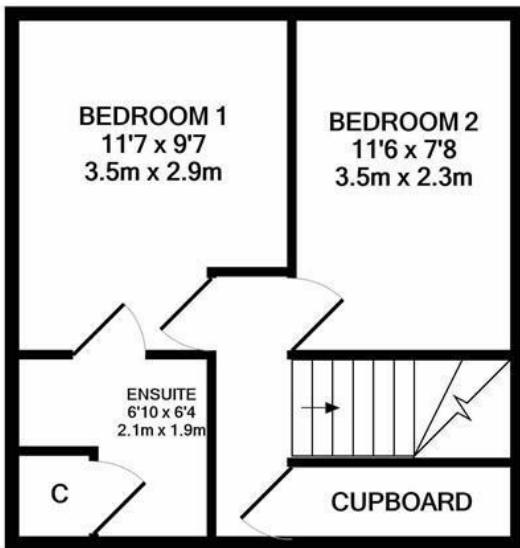
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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
APPROX. FLOOR
AREA 702 SQ.FT.
(65.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1013 SQ.FT. (94.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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