







Brevere Road

Hull, HU12 8LX

- Spacious Semi-Detached Home
- Situated in the Popular Market Town of Hedon
- Separate Fitted Kitchen
- Large Side Driveway Providing Ample Off-Street Parking
- Close to Local Amenities & Schools
- Three Well-Proportioned Bedrooms
- Large Through Lounge & Dining Area
- Conservatory Overlooking the Rear Garden
- Detached Garage Converted into a Summer House
- Viewing Highly Recommended

Offers in excess of £190,000







Situated in the popular market town of Hedon, this well-proportioned semi-detached home offers generous living accommodation throughout, making it an ideal purchase for families, first-time buyers or those looking for a home with versatile living space.

The ground floor briefly comprises an entrance hall leading through to a spacious through lounge and dining area, providing an excellent space. The separate kitchen offers practical everyday accommodation, while the dining area further benefits from access into a conservatory, creating an additional reception space overlooking the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property continues to impress with a large driveway to the side aspect, providing ample off-street parking. There is also a detached garage which has been converted into a summer house, offering a versatile additional space for relaxing or use as a hobby room, whilst retaining storage space to the front. To the rear is a garden, providing outdoor space to enjoy.

An excellent opportunity to acquire a spacious home in Hedon, offering versatile accommodation, ample parking and useful additional outdoor space.

Entrance Hall
Accessed via the front entrance door, providing access through to the ground floor accommodation and staircase leading to the first floor. With laminate flooring, radiator and under stair storage.

Lounge & Dining Area
11'3" x 23'8"
A spacious through lounge and dining area, offering generous living space. The room provides ample space for lounge furniture and a separate dining arrangement, with access through to the conservatory via patio doors. Providing carpet & laminate flooring, window, fireplace, radiators and door leading to the kitchen.

Kitchen
8'9" x 11'8"
A separate kitchen, providing a range of fitted units and worktop space, with room for everyday appliances. Featuring laminate flooring, sink & drainer, plumbing for washer or dryer, integrated extractor hood, window, radiator and door leading to the side external.

Conservatory
8'2" x 12'2"
Accessed from the dining area, providing an additional reception space with views and access towards the rear garden. With laminate flooring and radiator.

Bedroom One
8'0" x 12'4"
A well-proportioned principal bedroom with ample space for bedroom furnishings. With window, radiator and fitted wardrobes with sliding mirrored doors.

Bedroom Two
10'1" x 10'8"
A further good-sized bedroom, with carpet flooring, radiator and window.

Bedroom Three
7'0" x 9'1"
A versatile third bedroom, ideal for use as a child's bedroom, guest room or home office. Including storage cupboard, laminate flooring, radiator and window.

Family Bathroom
6'11" x 5'3"
Comprising a bathroom suite, serving the first-floor accommodation. With tiling throughout, bath tub, shower attachment, shower screen, wash hand basin, privacy glass window, toilet and towel radiator.

Rear Garden
The rear garden is a private outdoor space that features a neatly kept lawn bordered by a paved pathway and gravel area. It is enclosed by fencing and includes an outbuilding ideal for use as a games room, office, or storage. The garden is easily accessible from the conservatory and provides a peaceful area to relax.

Garage
The garage has been partially converted into a summer house, creating a versatile additional space, whilst retaining storage facilities to both the front and rear.

Front External
To the front of the property is a large driveway providing ample off-street parking, extending to the side of the home and leading to the garage.

Additional Information
- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages
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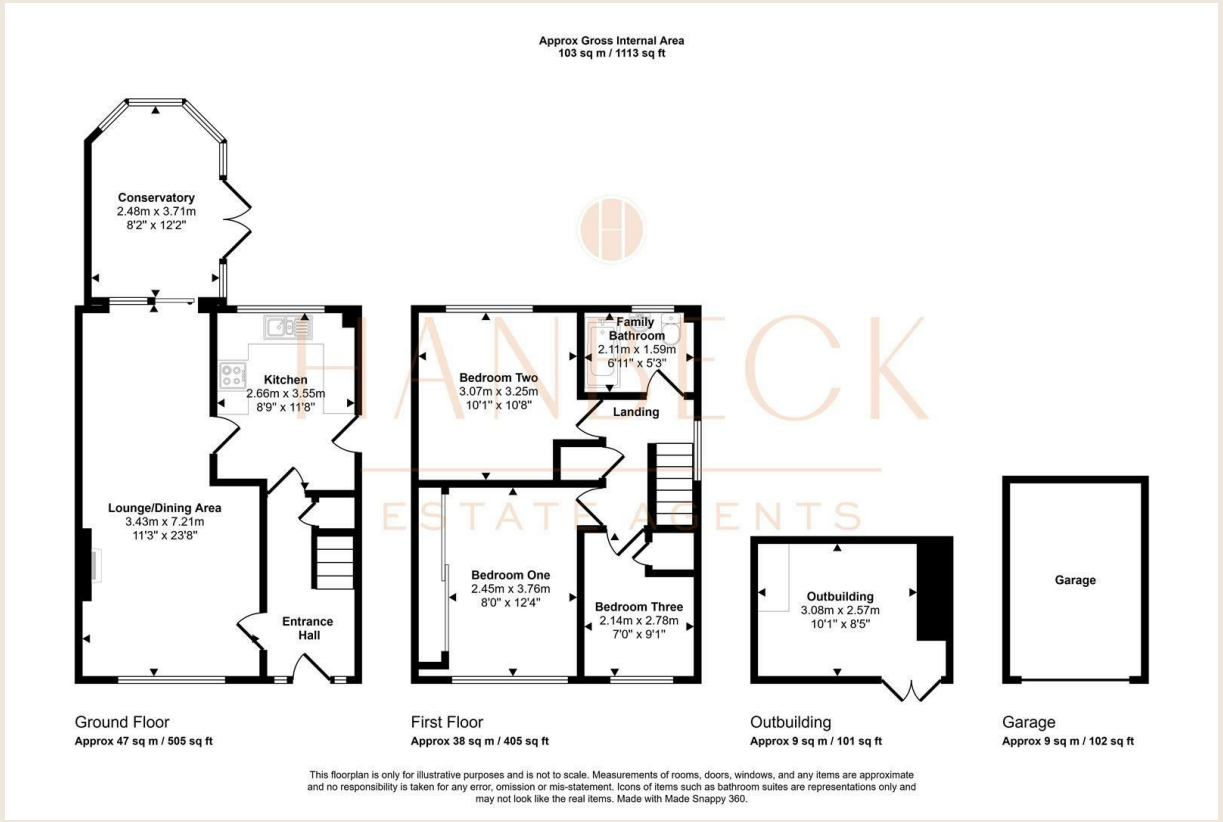
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These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.







Local Authority **East Riding Council**
Council Tax Band **B**
EPC Rating **D**









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.