



SYMONDS + GREENHAM

Estate and Letting Agents



34 22Nd Avenue, Hull, HU6 9LR **Offers over £100,000**

FANTASTIC TWO BED END TERRACE - PERFECT FOR FIRST TIME BUYER OR INVESTOR - LARGE REAR GARDEN

Nestled conveniently on 22nd Avenue, this charming two-bedroom end terrace offers a comfortable living experience within easy reach of amenities. Nearby, you'll find shops, supermarkets, cafes, bars, and restaurants, along with reputable schools and excellent transport links.

Step indoors to discover a well-designed layout featuring a welcoming lounge/diner and a functional kitchen. Upstairs, two bedrooms provide cozy retreats, complemented by a modern family bathroom.

Outside, the property offers convenience with off-street parking to the front and a low-maintenance gravelled rear garden, creating a delightful outdoor space.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

21'3 x 11'3 max (6.48m x 3.43m max)

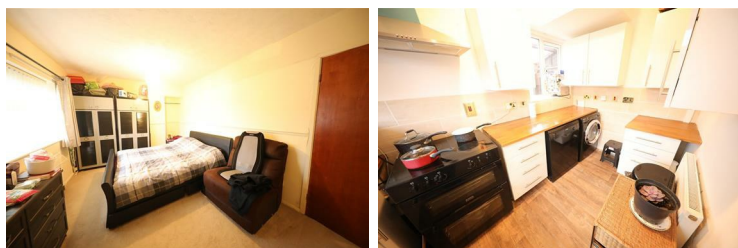
A wonderful family room with excellent natural light.



KITCHEN

6'3 x 10'4 max (1.91m x 3.15m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, space for a free standing oven, space for a dishwasher and plumbing for washing machine.



FIRST FLOOR

BEDROOM 1

15'09 x 10'3 max (4.80m x 3.12m max)

A brilliant main bedroom with plenty of space for storage.

BEDROOM 2

10'7 x 9'2 max (3.23m x 2.79m max)

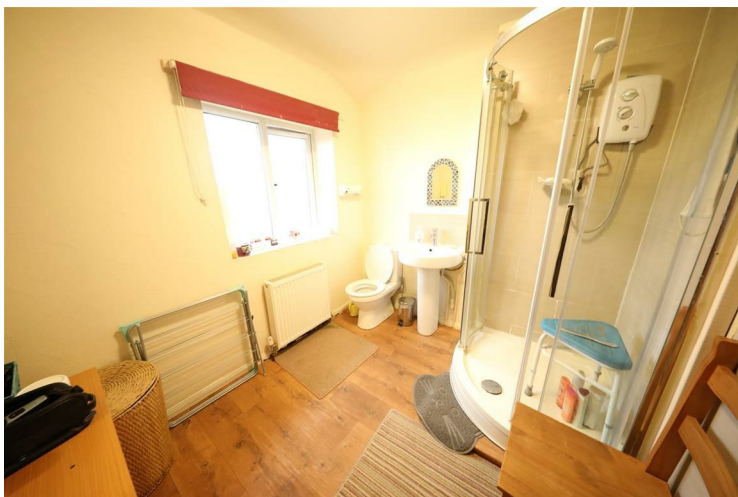
Another wonderful bedroom.



BATHROOM

8'6 x 7'4 max (2.59m x 2.24m max)

With a low level WC, a hand basin and a walk in shower.



OUTSIDE

The property benefits from parking to the front and a rear garden that is mainly gravelled.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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 A.

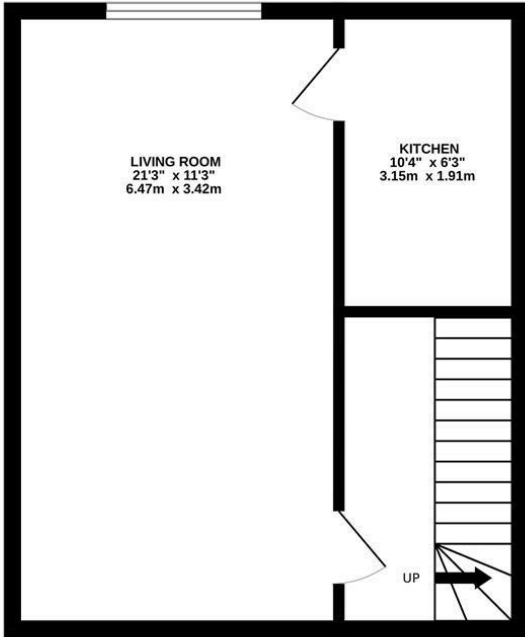
DISCLAIMER

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.

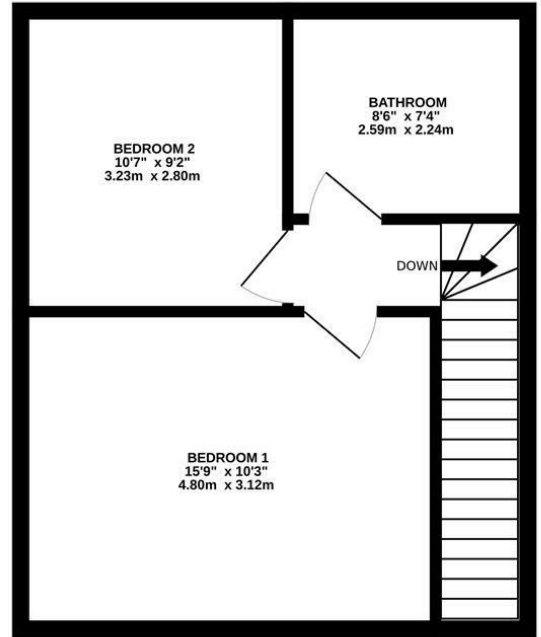
VIEWINGS

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

GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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	70	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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		

