



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **45 Salisbury Street, Hull, HU5 3HA** **Offers over £270,000**

**BEAUTIFUL FOUR BED HOME - PERFECT FOR A LARGE FAMILY - SOUGHT AFTER AVENUES LOCATION - PLENTY OF CHARM AND CHARACTER**

This delightful terraced home is situated on "The Avenues" within walking distance of both Newland Avenue and Princes Avenue which host a range of local amenities including supermarkets bars and restaurants. The property would ideally suit a family due to its ample living space and ready to move into condition. The property retains many original features and oozes charm and character, is well decorated through out and boasts a lounge, sitting room, dining room and kitchen to the ground floor, two double bedrooms and a family bathroom on the first floor with two further double bedrooms on the second floor. Outside the property benefits from a generous rear garden.

**HOUSES ON THE AVENUES ARE POPULAR...BOOK YOUR VIEWING ASAP!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor, door to sitting room, door to dining room and door to...

### LOUNGE

13'11 max x 13' max (4.24m max x 3.96m max)

With gas fire



### SITTING ROOM

11'9 max x 11'2 max (3.58m max x 3.40m max)

With gas fire and French patio doors to rear garden



### DINING ROOM

12'11 max x 8'8 max (3.94m max x 2.64m max)



### KITCHEN

19'1 max x 7'9 max (5.82m max x 2.36m max)

With a range of eye level and base level units with complementing work surfaces, Belfast sink, freestanding range

style cooker, overhead extractor fan, space for fridge-freezer, plumbing for washing machine, space for tumble dryer and French patio doors to rear garden



## FIRST FLOOR

### BEDROOM 1

17'2 max x 13'11 max (5.23m max x 4.24m max)



### BEDROOM 2

11'9 max x 11'2 max (3.58m max x 3.40m max)



### BATHROOM

12'10 max x 8'9 max (3.91m max x 2.67m max)

With low-level WC, pedestal handbasin, freestanding bath, shower cubicle with overhead shower, heated towel rail.



## SECOND FLOOR

### BEDROOM 3

12'3 max x 11'3 max (3.73m max x 3.43m max)



### BEDROOM 4

17'1 max x 9'7 max (5.21m max x 2.92m max)



## OUTSIDE

The rear garden is mainly laid to lawn with a paved patio area, some low maintenance shrubbery and a shed.



## 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 BAND

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.

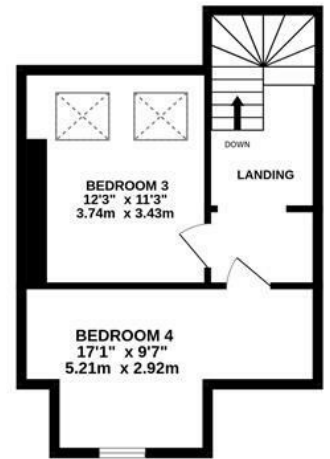
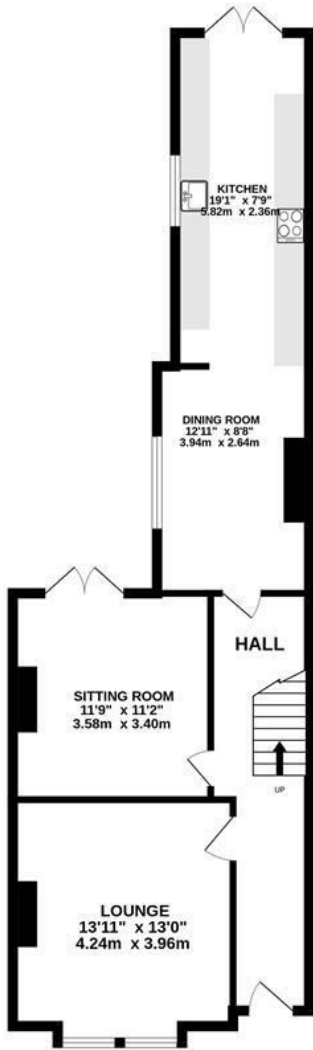
## VIEWINGS

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

GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.

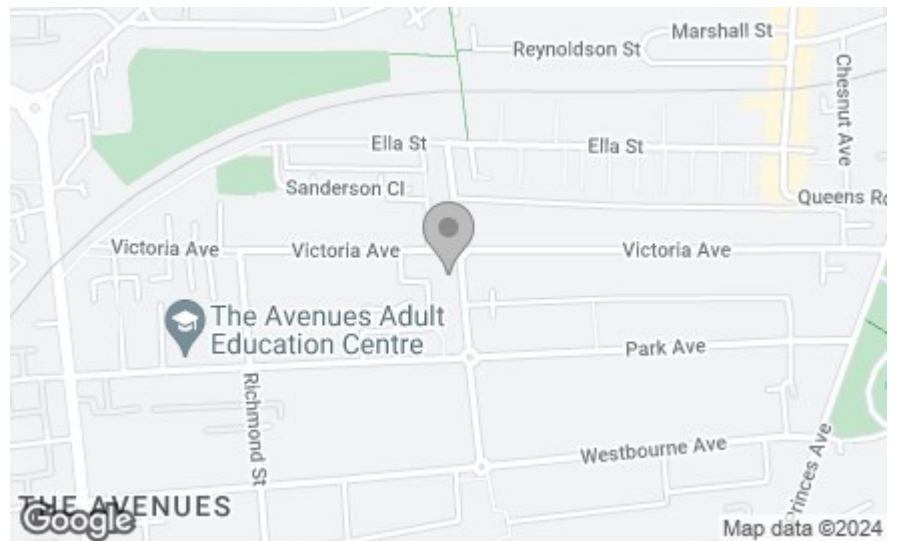
1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.

2ND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1619 sq.ft. (150.4 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	
(82 plus) <b>A</b>	<b>78</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	<b>78</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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