



SYMONDS + GREENHAM

Estate and Letting Agents



685 James Reckitt Avenue, Hull, HU8 0LR Offers over £240,000

STUNNING FAMILY HOME EXTENDED AND REFURBISHED BY THE CURRENT OWNERS TO AN EXCEPTIONAL STANDARD! - MUST BE VIEWED TO BE APPRECIATED - NO ONWARD CHAIN!

Symonds & Greenham are delighted to bring to the market this exquisite semi-detached home located on James Reckitt Avenue in East Hull close to well regarded schools and with good transport links to both Hull city centre and Holderness Road which is home to a Morrisons supermarket, East Park, Woodford Leisure centre and a range of retail outlets. The property would be perfect for a family looking for a home that they can move straight into with ample living space. The current owners have redecorated, refurbished and extended providing a stunning home for a potential buyer. The ground floor boasts a stylish living room, an open plan dining area that leads through into the beautiful open plan kitchen with a huge island and bi-fold doors into the rear garden. Two double bedrooms, a single third bedroom (currently used as a dressing room) and a gorgeous family bathroom complete the first floor. Outside the property benefits from ample off-street parking to the front and a generous rear garden, perfect for entertaining!

HOMES OF THIS QUALITY, SIZE AND LOCATION ARE HARD TO COME BY....BOOK YOUR VIEWING ASAP!!

GROUND FLOOR

ENTRANCE HALL

With stairs to 1st floor, door to dining area and door to...



LIVING ROOM

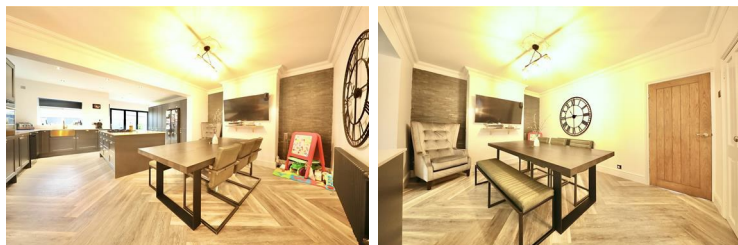
14'1 max x 11'6 max (4.29m max x 3.51m max)



DINING AREA

17'11 max x 11' max (5.46m max x 3.35m max)

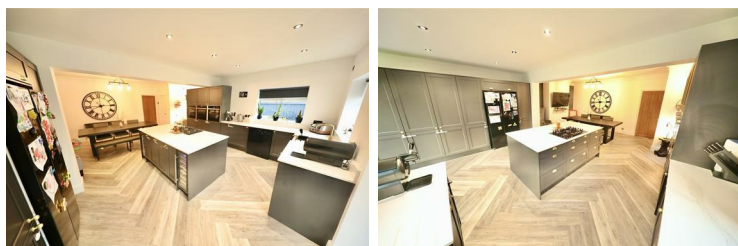
With understands cupboard



KITCHEN

15'4 max x 17'1 max (4.67m max x 5.21m max)

With a range of eye level and base level units with complementing work surfaces, sink unit, two electric ovens, integrated microwave oven with warming drawer, integrated washing machine, space for dishwasher, space for fridge-freezer, island with five ring gas hob and two wine coolers, bi-fold doors to rear garden.



FIRST FLOOR

BEDROOM 1

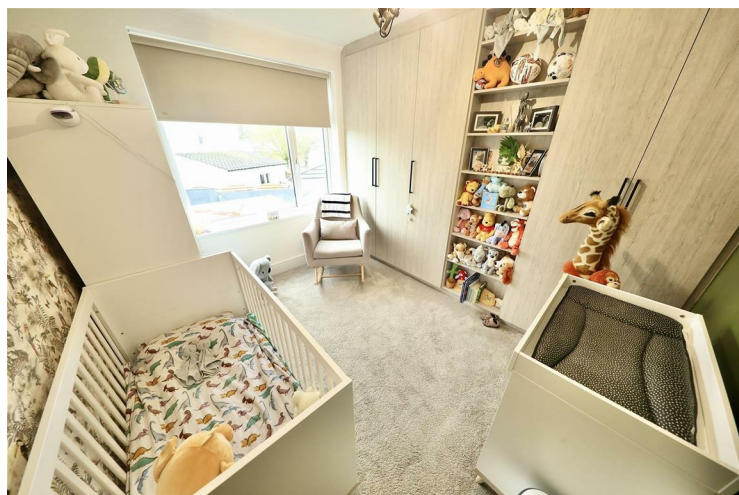
14'1 max x 10'11 max (4.29m max x 3.33m max)



BEDROOM 2

10'11 max x 10'4 max (3.33m max x 3.15m max)

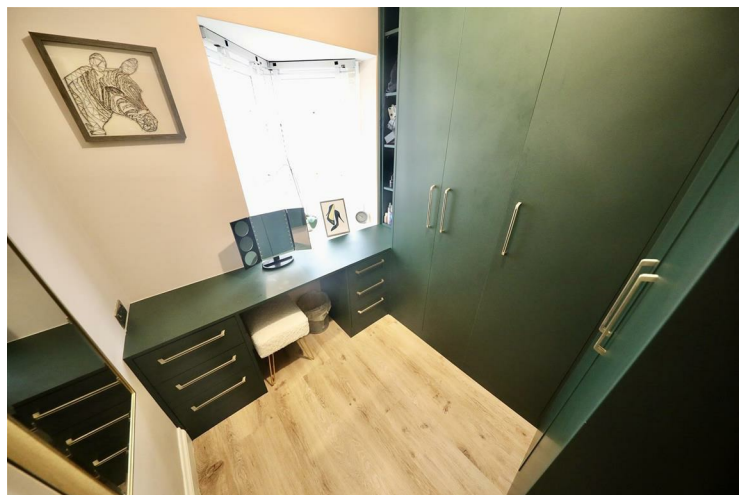
With fitted wardrobes



BEDROOM 3

7'7 max x 6'11 max (2.31m max x 2.11m max)

With fitted wardrobes



BATHROOM

With low-level WC, vanity handbasin, panel bath with overhead shower, heated towel rail, tiles to splashback areas



OUTSIDE

The front of the property is mainly laid with tarmac providing off-street parking with a gated side drive leading to the rear garden. The rear garden is mainly laid with artificial grass with a raised composite decking area, a resin patio area and a timber 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 B.

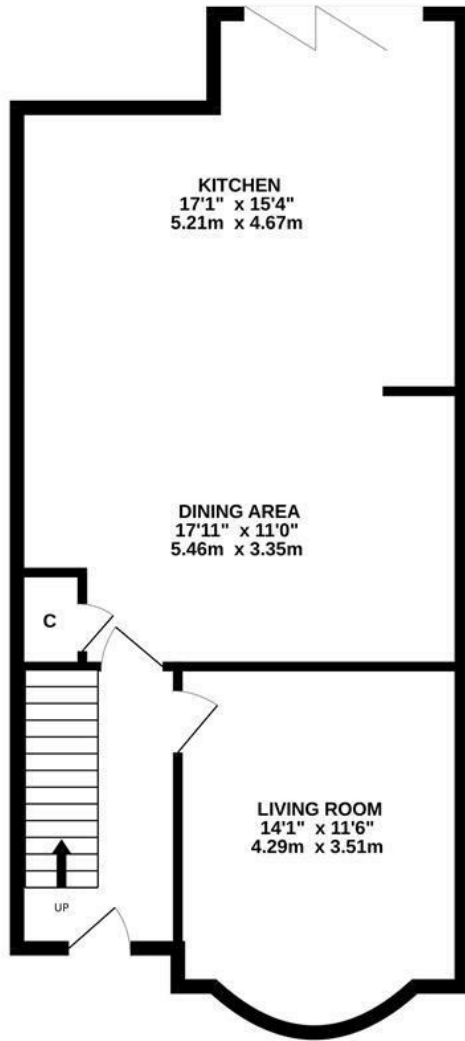
DISCLAIMER

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.

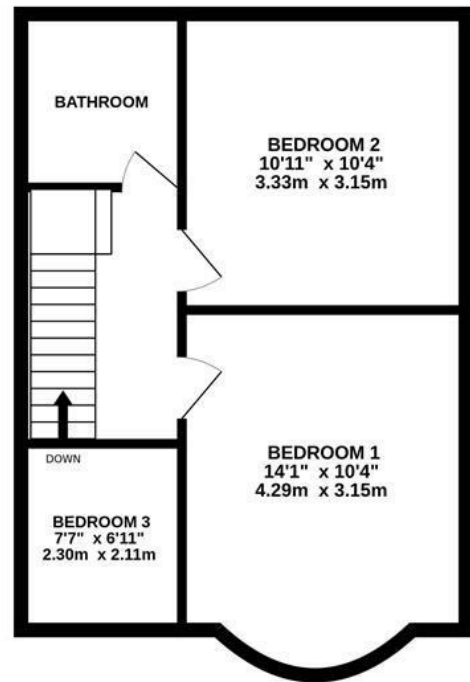
VIEWINGS

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

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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
	85
61	

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC