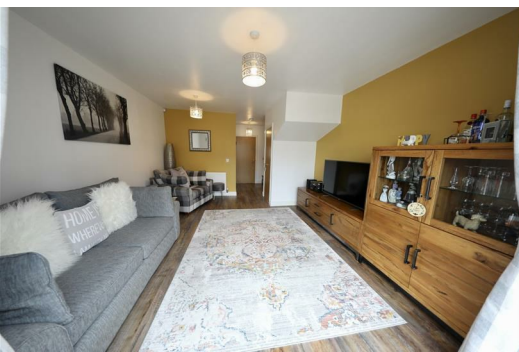




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **34 Lythe Avenue, Hull, East Yorkshire HU5 4TE** **Offers over £220,000**

**BEAUTIFULLY PRESENTED - PRIME HU5 LOCATION - CONVERTED GARAGE - OPEN PLAN LIVING - THREE DOUBLE BEDROOMS - AMPLE OFF STREET PARKING**

Presenting a remarkable 3 bedroom terraced property located on Lythe Avenue, situated in a highly sought after residential area. This home enjoys a prime position, conveniently close to various amenities and benefits from being within an excellent school catchment area.

Meticulously maintained, this property offers three spacious double bedrooms, along with two well appointed bathrooms and an elegant conservatory, providing additional living space. Notably, the garage has been thoughtfully converted to enhance the property's functionality.

Step inside to discover a welcoming entrance hall leading to a convenient w/c, a modern kitchen, and an open living area seamlessly connected to a stylish conservatory on the ground floor. Upstairs, three generously sized double bedrooms await, including a primary bedroom with its own en suite, accompanied by a spacious family bathroom.

Outside, the property features a delightful rear garden meticulously presented and equipped with an outdoor bar setup, perfect for entertaining family and friends. Additionally, a front driveway offers multiple off street parking spaces, ensuring convenience for residents and visitors alike.

## GROUND FLOOR

### ENTRANCE HALL

#### W/C

with low level w/c and pedestal sink basin



### KITCHEN

12'3 x 6'4 max (3.73m x 1.93m max)

a sleek kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, integrated fridge freezer, integrated washing machine and integrated dishwasher



### LIVING ROOM

15'4 x 12'9 max (4.67m x 3.89m max)

a stylish, spacious room with under stairs storage cupboard adjoining the...



### CONSERVATORY

12'9 x 12'6 max (3.89m x 3.81m max)

fantastic conservatory, overlooking the garden, bursting with natural light, with double doors to the rear garden



## FIRST FLOOR

### LANDING

with storage cupboard



### BEDROOM 1

12'9 x 9'9 max (3.89m x 2.97m max)

a spacious double bedroom with door to...



### EN SUITE

with low level w/c, pedestal sink basin, heated towel rail and corner shower cubicle, with tiles to splash back areas



### BEDROOM 2

12'1 x 9'1 max (3.68m x 2.77m max)

another good sized double bedroom



### BEDROOM 3

12'9 x 8'9 max (3.89m x 2.67m max)  
a third, spacious double bedroom



### BATHROOM

a stylish family bathroom with low level w/c, pedestal sink basin, heated towel rail and panelled bath with overhead shower attachment, tiles to splash back areas



### OUTSIDE

a fantastic, secluded rear garden mainly laid to artificial grass with raised decking, custom built outside bar and some low maintenance shrubbery, enclosed by timber fencing



### CONVERTED GARAGE

15'7 x 9'7 max (4.75m x 2.92m max)

a phenomenal converted garage, creating a cosy living space/bar area, perfect for relaxing and hosting guests. To the front, there is a separate storage space with up and over door.



### CENTRAL HEATING

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

### 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. Symonds and Greenham have been informed that there is a management charge for this property. Please contact us for confirmation of fees.

### DOUBLE GLAZING

The property has the benefit of double glazing.

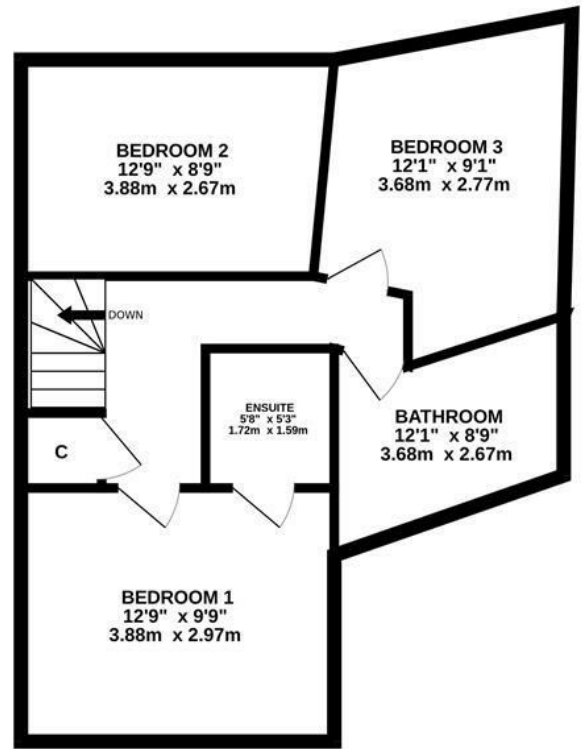
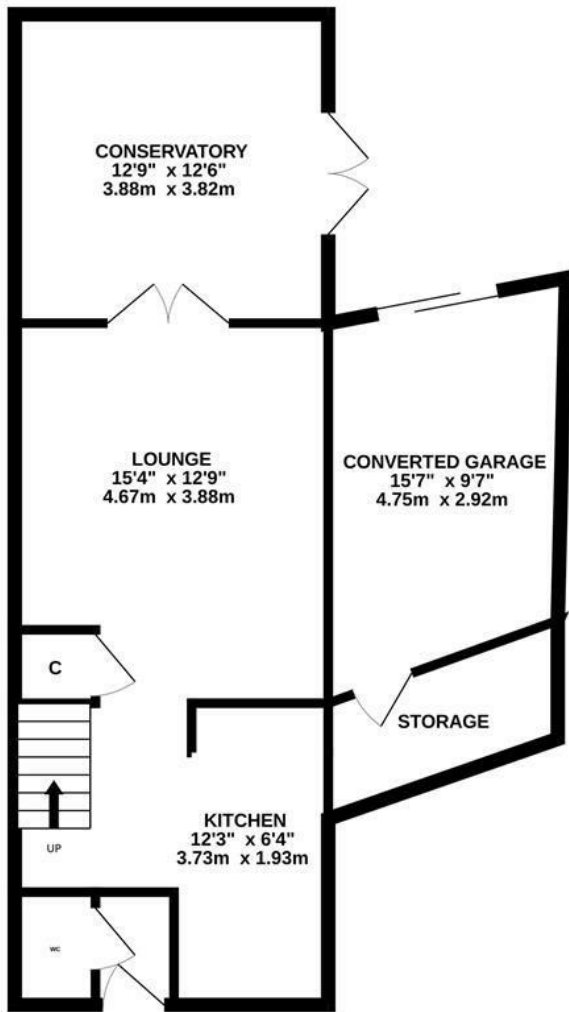
### TENURE

Symonds + Greenham have been informed that this property is Freehold.

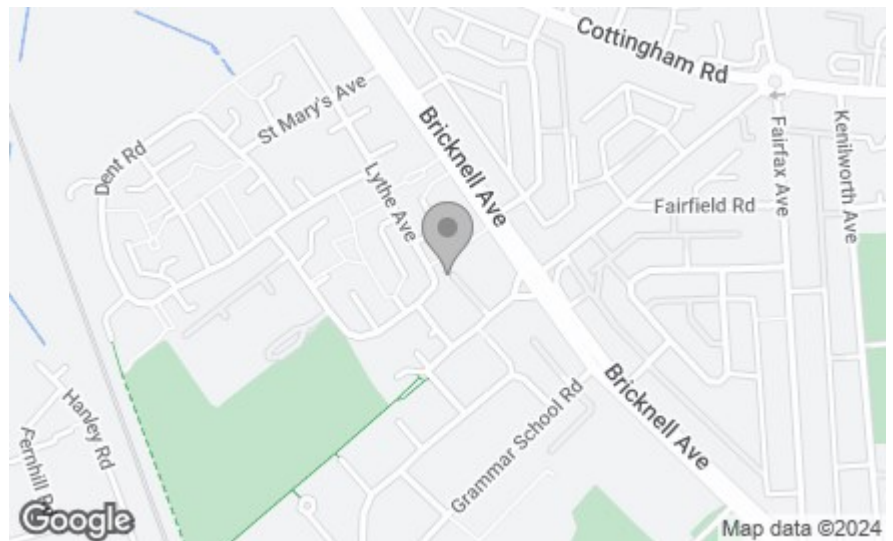
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

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



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
83	94

Very energy efficient - lower running costs

(82 plus) A  
(81-81) 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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(82 plus) A  
(81-81) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC