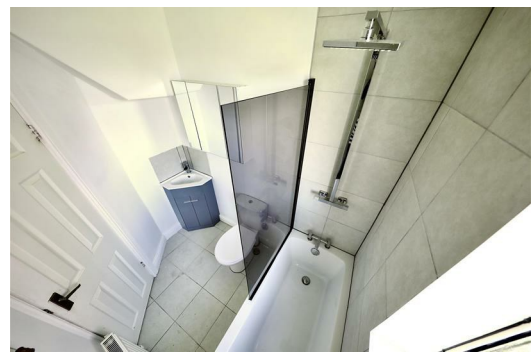




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **223 Cranbrook Avenue, Hull, HU6 7TX**

### **£135,000**

**NO ONWARD CHAIN - FANTASTIC THREE BED TERRACED - BRAND NEW BATHROOM - NEWLY BUILT GARAGE - PRIME LOCATION FOR PRIMARY/SECONDARY SCHOOLS AND ACCESS TO THE UNIVERSITY**

Introducing a charming 3 bedroom mid terraced property nestled on Cranbrook Avenue, offering an ideal location for those seeking proximity to nearby primary and secondary schools, including St Marys College, as well as convenient access to amenities on Beverley Road, Endike Lane and Inglemire Lane.

Perfectly suited for first time buyers or small families, this delightful home boasts a spacious living room, a brand new bathroom, and a well appointed fitted kitchen on the ground floor. The first floor reveals two excellent double bedrooms along with a third bedroom, providing ample space for comfortable living arrangements.

Externally, the property features both front and rear gardens, offering outdoor relaxation and entertainment opportunities. A recently built garage in the rear garden extends the living space and provides convenient parking options, complemented by additional parking space behind the property.

Don't miss the chance to make this lovely 3 bedroom mid terraced property on Cranbrook Avenue your new home. Contact us today to schedule a viewing and experience the convenience and comfort it has to offer!

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### HALL WAY

with stairs to first floor

### LIVING ROOM

11'9 x 11'1 max (3.58m x 3.38m max)

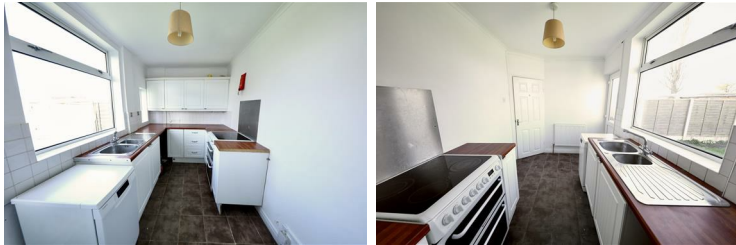
a spacious living room with decorative fireplace, built in shelving and bay window



### KITCHEN

12'8 x 8'7 max (3.86m x 2.62m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, plumbing for washing machine and space for fridge freezer, with door to...



### BATHROOM

7'7 x 5'3 max (2.31m x 1.60m max)

a brand new stylish bathroom with low level w/c, corner sink basin with vanity unit and panelled bath with waterfall shower, with tiles to splash back areas



## FIRST FLOOR

### BEDROOM 1

14'2 x 9'1 max (4.32m x 2.77m max)

a spacious double bedroom with bay window and fitted storage



### BEDROOM 2

9'0 x 8'8 max (2.74m x 2.64m max)

another good sized double bedroom



### BEDROOM 3

7'11 x 6'1 max (2.41m x 1.85m max)

a third, single bedroom



## OUTSIDE

The property benefits from a fantastic, secluded rear garden, mainly laid to lawn with raised decking area, concrete path and garage to the rear, with ample space for enjoying the sunshine and alfresco dining in the warmer months.

To the front, the property has a lawned garden with concrete path and a variety of shrubbery, enclosed by hedges and picket fence.



## GARAGE

9'1 x 15'1 max (2.77m x 4.60m max)

a newly built garage with up and over door, providing additional off street parking or an extension of living space

## 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 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.

## DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

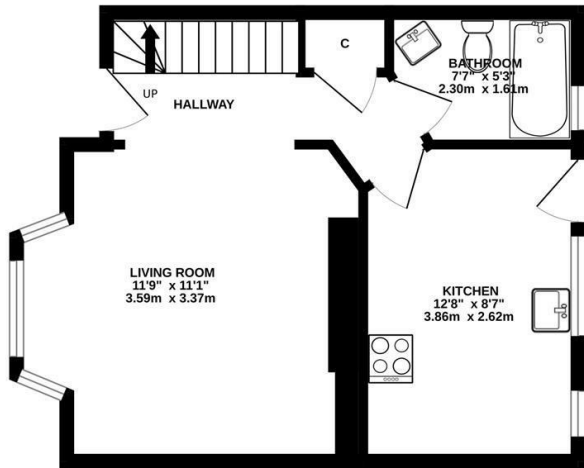
Symonds + Greenham have been informed that this property is Freehold.

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

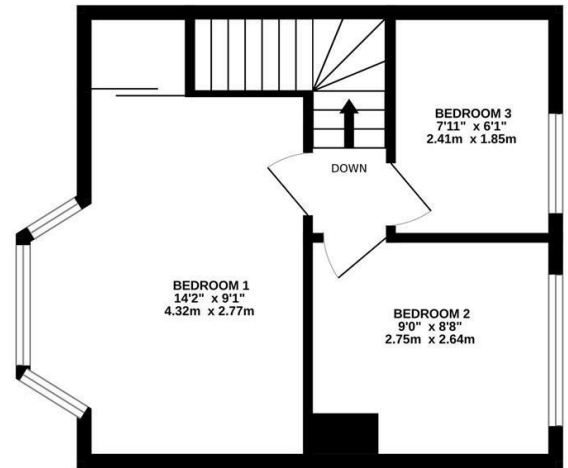
### VIEWINGS

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

GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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) A	88
(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	
(02 plus) A	88
(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