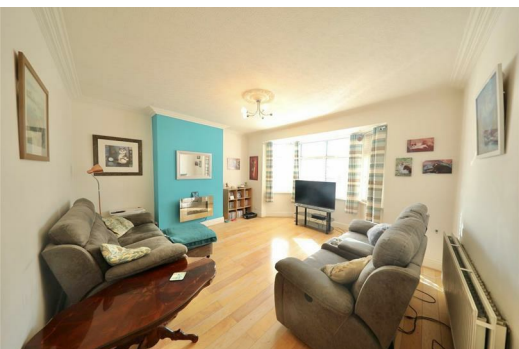




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **36 Hamlyn Avenue, Hull, Yorkshire HU4 6BU**

### **£250,000**

**FANTASTIC EXTENDED FIVE BED SEMI DETACHED - OVER THREE FLOORS - POPULAR LOCATION - CLOSE TO AMENITIES - GOOD SIZED REAR GARDEN**

Nestled within the highly sought after locale of Hamlyn Avenue, this expansive 5 bedroom semi detached residence presents an ideal family retreat. Boasting a prime position near local conveniences and well regarded schools, it offers an extended layout and a remarkable rear garden, perfect for family gatherings and leisure activities.

Set on a quiet residential street, the property welcomes you with a spacious living room seamlessly connected to an open-plan kitchen diner, complete with a convenient utility room and WC. Venture to the first floor to discover three well proportioned bedrooms and a family bathroom, while the second floor houses two additional bedrooms and a shower room, providing flexible accommodation options.

Outside, a good sized rear garden offers a private retreat, perfect for outdoor relaxation and entertaining.

With its abundance of space and enviable location, this property epitomises the quintessential family home.

Situated on a quiet residential street, this home offers the perfect blend of peace and convenience, with amenities and reputable schools just moments away.

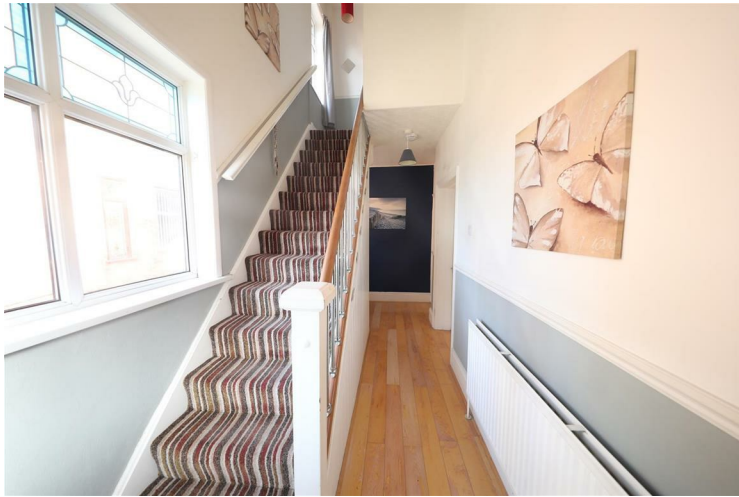
Don't miss the opportunity to make this charming residence your family's forever home.



## GROUND FLOOR

### ENTRANCE HALL

a spacious entrance hall with stairs to first floor and doors to kitchen/diner and...



### LOUNGE

15'5 x 15'2 max (4.70m x 4.62m max)

a bright, airy living room with electric fire and bay window



### KITCHEN/DINER

22'4 x 15'0 max (6.81m x 4.57m max)

a fantastic open plan kitchen diner with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with drainer unit, integrated oven, electric hob and space for American style fridge freezer, with beautiful bay window overlooking the patio and electric fire.



### UTILITY

8'6 x 6'10 max (2.59m x 2.08m max)

with plumbing for washing machine, space for tumble dryer, work bench with sink basin and drainer, and door to rear garden

### W/C

with low level w/c

## FIRST FLOOR

### LANDING

### BEDROOM 1

15'9 x 13'2 max (4.80m x 4.01m max)

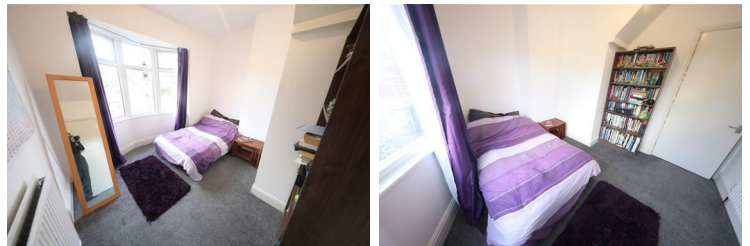
a generous primary bedroom with bay window and fitted units



### BEDROOM 2

11'1 x 10'7 max (3.38m x 3.23m max)

a good sized double bedroom with bay window



### BEDROOM 3

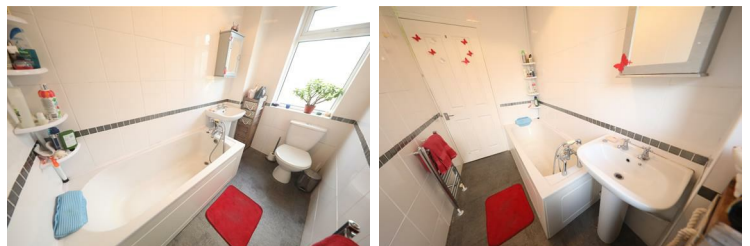
8'7 x 6'3 max (2.62m x 1.91m max)

a single bedroom



### BATHROOM

tiled throughout, with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment



## SECOND FLOOR

## LANDING

### BEDROOM 4

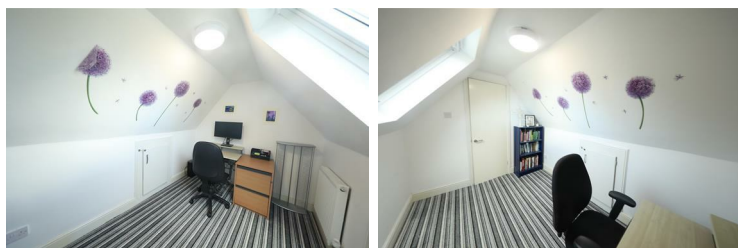
15'3 x 6'9 max (4.65m x 2.06m max)

a good sized double bedroom



### BEDROOM 5

9'8 x 7'9 max (2.95m x 2.36m max)



### SHOWER ROOM

with low level w/c, pedestal sink basin, heated towel rail and shower cubicle



### OUTSIDE

a glorious rear garden mainly laid to lawn with patio area an array of low maintenance shrubbery, enclosed by timber fencing.

To the front, the property has a low maintenance gravelled garden, with side path, enclosed by black railings



### 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.

Please note, the property has previously been subject to issues relating to Japanese Knotweed and has undergone excavation/treatment.

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

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

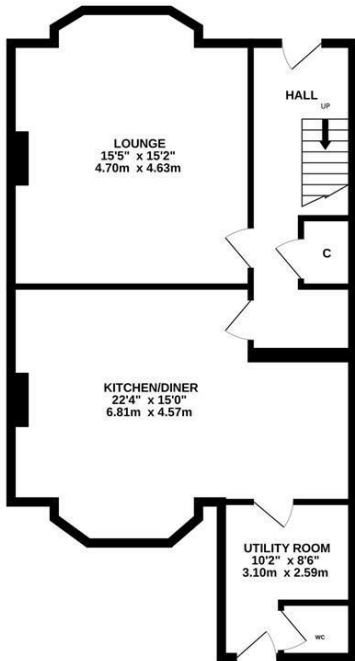
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

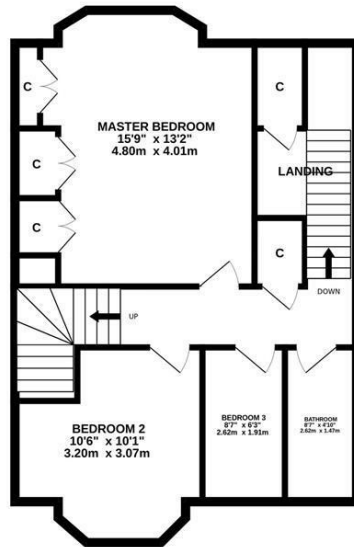
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



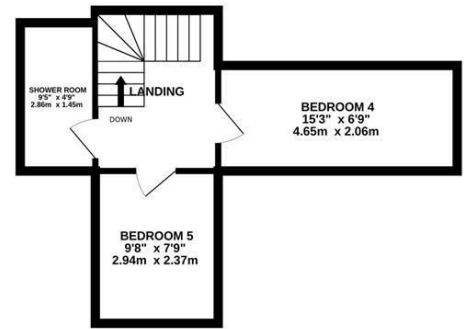
GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



2ND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 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.  
Made with Metropix ©2024

Energy Efficiency Rating	
Current	Potential
	76
56	

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

