



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **140 Chanterlands Avenue, Hull, HU5 3TR**

### **£180,000**

BEAUTIFUL THREE BED TERRACED - OPEN PLAN LIVING - TWO BATHROOMS - POPULAR HU5 LOCATION - IMMACULATE THROUGHOUT

Symonds and Greenham are delighted to welcome this beautiful three bedroom mid terraced property on Chanterlands Avenue, in the heart of HU5. Immaculately presented and in move in condition, this home is a true gem and offers modern comfort and elegance in a vibrant location.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home with its chic decor and thoughtful design. The entrance leads into a spacious open plan living and dining area, impeccably styled with contemporary furnishings and French doors that flood the space with natural light. This area seamlessly flows into the large, well appointed kitchen at the rear, which boasts modern appliances and sleek finishes. The ground floor also includes a conveniently located shower room, adding to the home's practicality.

The first floor continues to impress with three excellent sized double bedrooms, each beautifully decorated and designed for comfort and tranquility. The modern family bathroom is a highlight, offering stylish fittings and fixtures that enhance the home's luxurious feel.

Externally, the property features a stunning rear garden, perfectly landscaped for alfresco living and outdoor enjoyment. Whether it's hosting summer barbecues or enjoying a quiet morning coffee, this space is a delightful extension of the home's living area.

Situated just a stone's throw from the bustling local amenities on Chanterlands and Princes Avenue, with regular bus routes nearby, this property offers unparalleled convenience. Every aspect of this home has been carefully curated to provide a stylish, comfortable living experience. It's an ideal choice for families and professionals alike, combining the best of contemporary design and practical living.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

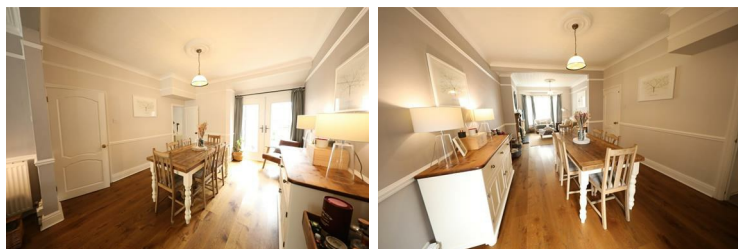
### ENTRANCE HALL

with stairs to first floor and door to...

### DINING ROOM

26'0 x 11'8 max (7.92m x 3.56m max)

a beautiful open dining area with french doors to the rear garden, adjoining the



### LIVING ROOM

a beautiful living room with open fireplace and bay window



### KITCHEN

21'3x 8'4 max (6.48mx 2.54m max)

a gorgeous kitchen with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for dish washer, space for American style fridge freezer, plumbing for washing machine and space for tumble dryer, with door to rear garden and door to...



### SHOWER ROOM

a recently installed immaculate shower room with low level w/c, sink basin with vanity unit, walk in shower, with tiles to splash back areas



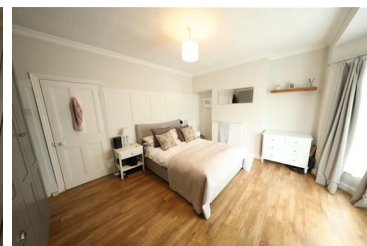
## FIRST FLOOR

### LANDING

### BEDROOM 1

15'4 x 11'2 max (4.67m x 3.40m max)

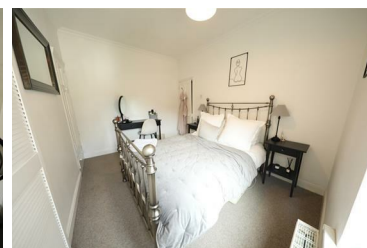
a beautiful primary bedroom with bay window



### BEDROOM 2

11'9 x 8'6 max (3.58m x 2.59m max)

a beautiful double bedroom with fitted units



### BEDROOM 3

8'5 x 8'5 max (2.57m x 2.57m max)

a good sized bedroom, currently used as a home office



### BATHROOM

a beautiful family bathroom with low level w/c, sink basin with vanity unit and panelled bath with overhead shower attachment, with tiles to splash back areas

### OUTSIDE

an immaculately presented rear garden with lawn and paved patio area, with plant border and shed, providing the perfect spot for alfresco living in the warmer months, enclosed by timber fencing, with gated access onto Westbourne Avenue



### **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.

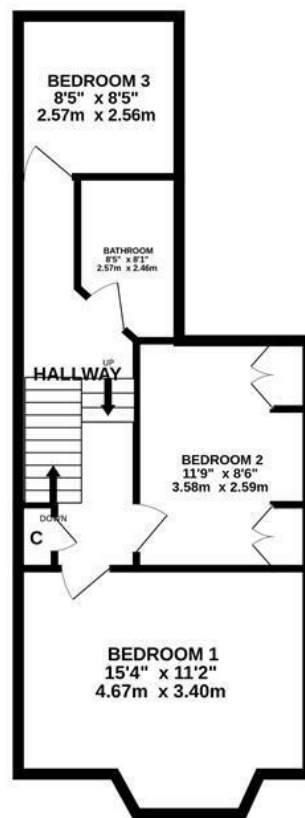
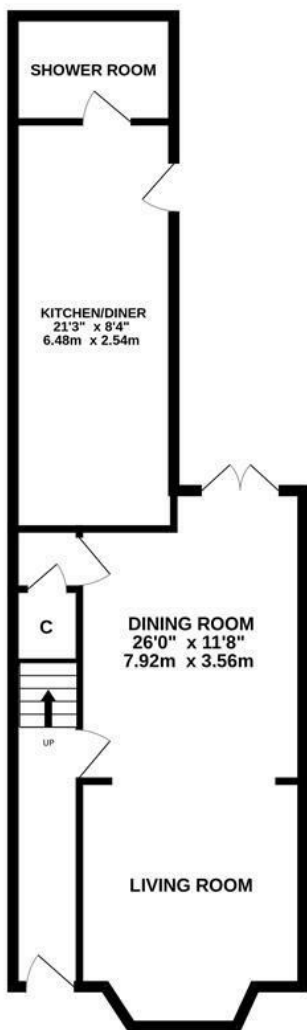
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

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

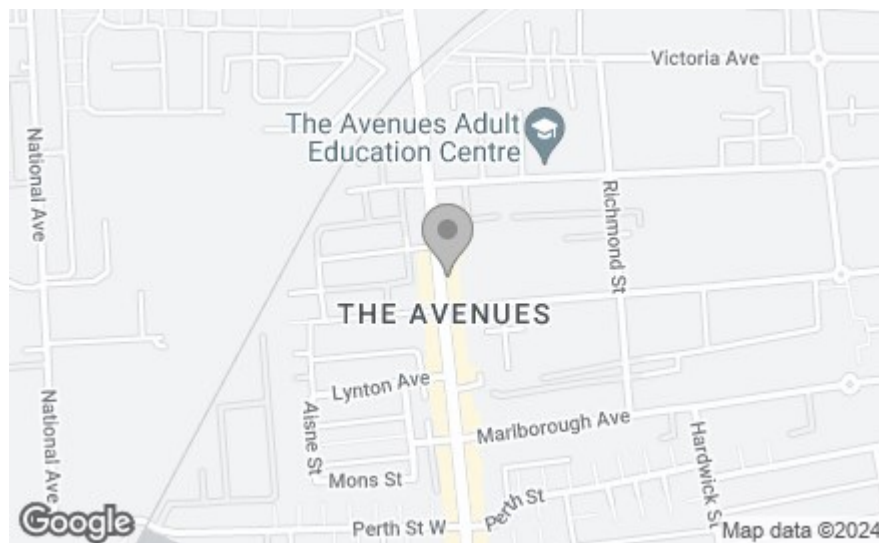
GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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>	
(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	
(02 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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