



SYMONDS + GREENHAM

Estate and Letting Agents



72 Ormonde Avenue, Hull, HU6 7LT **Offers over £160,000**

OUTSTANDING THREE BED TERRACE - KITCHEN EXTENSION - STYLISH THROUGHOUT - FULLY RENOVATED

Welcome to Ormonde Avenue, Hull - a charming location for this outstanding three-bedroom mid-terrace house! This property has been fully renovated from top to bottom, including new windows and boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. Situated close to various amenities including shops, supermarkets, cafes, bars, and restaurants, everything you need is just a stone's throw away. Additionally, highly regarded schools and excellent transport links are within easy reach, making this home ideal for families or professionals alike. Step inside to discover a well-appointed lounge, a cosy dining room, a useful WC and a wonderful kitchen/diner on the ground floor. Upstairs, you'll find three inviting bedrooms and a family bathroom, providing ample space for comfortable living. Outside, the property features gated off road parking for two vehicles, garden storage and a delightful rear garden with a mix of paving and lawn, offering a tranquil retreat where you can unwind after a long day. Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Ormonde Avenue for yourself!

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

11'8 x 11'4 max (3.56m x 3.45m max)

A brilliant family room with feature fireplace.



DINING ROOM

14'9 x 11'0 max (4.50m x 3.35m max)

Another wonderful family space.



KITCHEN

17'0 x 9'8 max (5.18m x 2.95m max)

With a range of eye level and base level units with complimenting work surfaces, space for a fridge freezer, space for an oven, plumbing for a washing machine and sink and drainer unit.



WC

With a low level WC.



FIRST FLOOR

BEDROOM 1

12'4 x 8'9 max (3.76m x 2.67m max)

A fantastic main bedroom with in-built storage.



BEDROOM 2

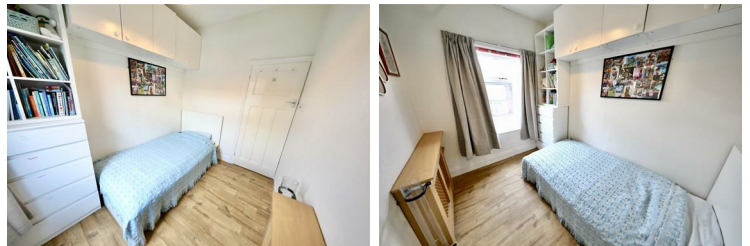
10'7 x 9'8 max (3.23m x 2.95m max)

Another well-proportioned bedroom.



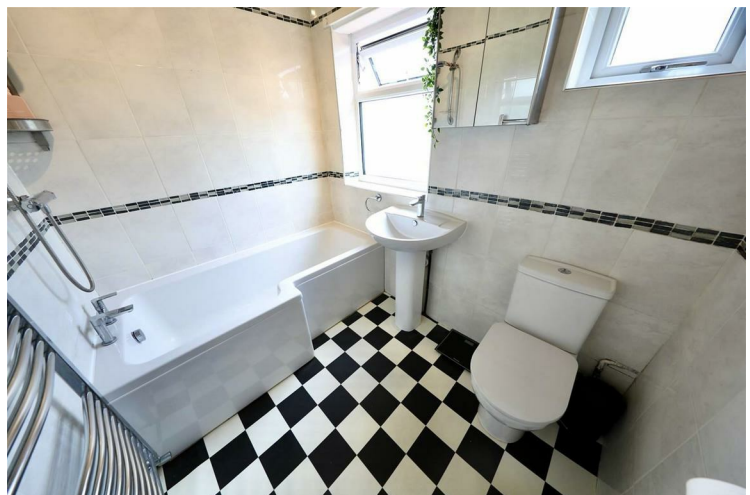
BEDROOM 3

9'2 x 7'0 max (2.79m x 2.13m max)



BATHROOM

With a low level WC, a hand basin and a panelled bath.



OUTSIDE

The property has a lovely rear garden that is a mix of paving and lawn, garden storage and gated off road parking for two vehicles.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

SOLAR PANELS

Property benefits from owned solar panels.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band B.

TENURE

Symonds + Greenham have been informed that this property is Freehold

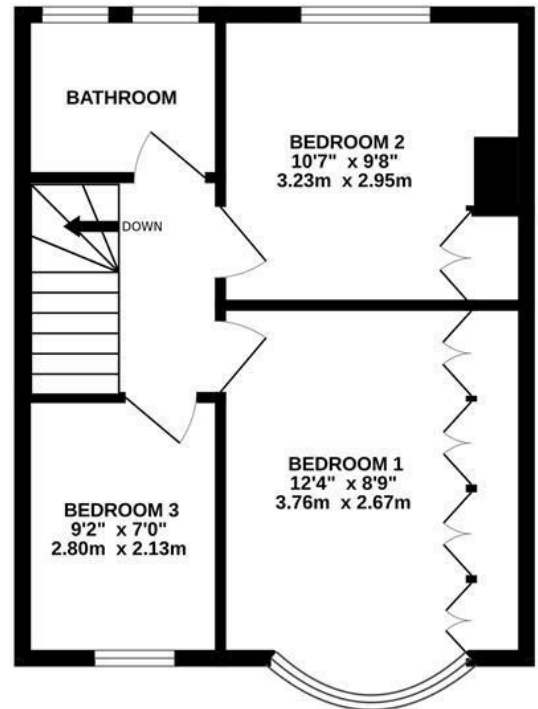
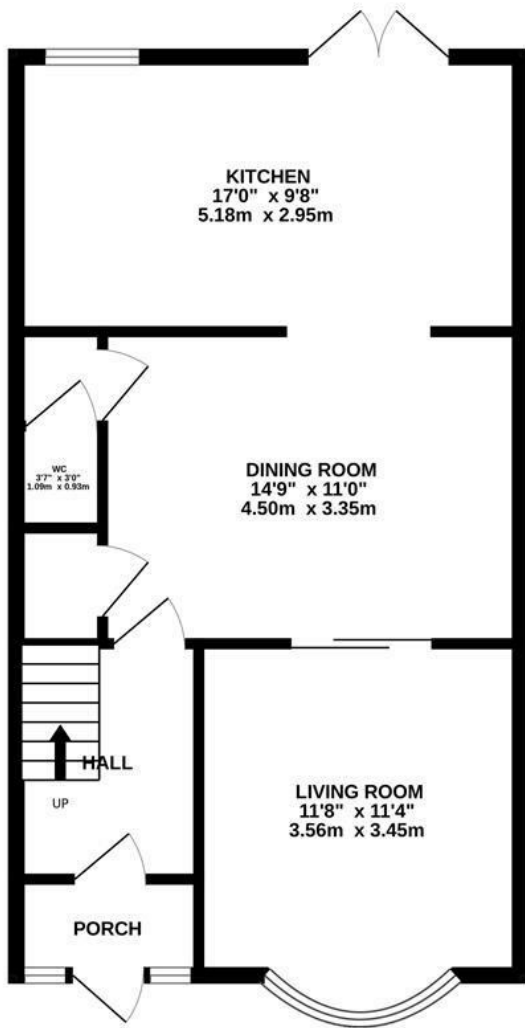
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

DISCLAIMER

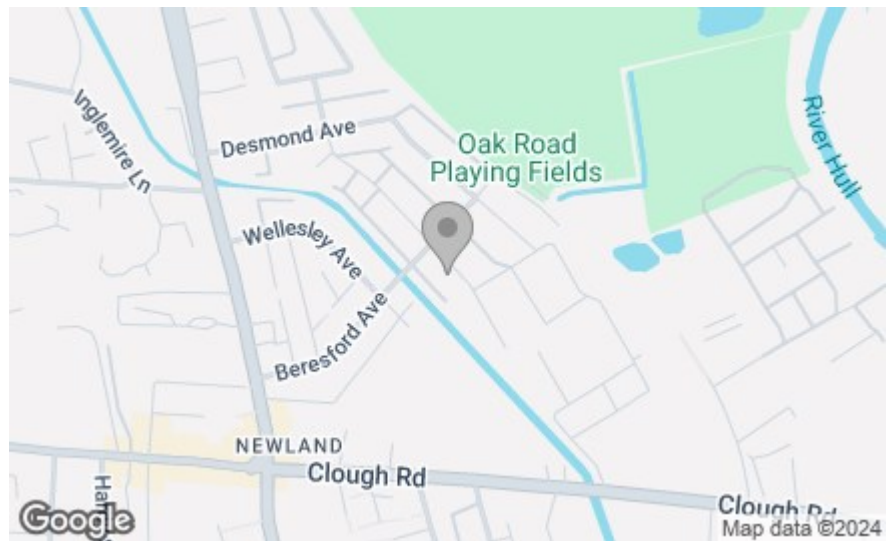
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



TOTAL FLOOR AREA : 915sq.ft. (85.0 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	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC