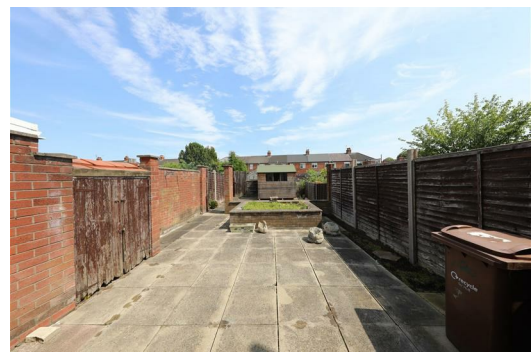




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **306 Cranbrook Avenue, Hull, HU6 9PH** **Offers over £100,000**

**ATTENTION FIRST TIME BUYERS AND INVESTORS - COSY TWO BED TERRACED PROPERTY - IDEALLY LOCATED FOR AMENITIES - HUGE REAR GARDEN - FRONT DRIVE - WELL PRESENTED THROUGHOUT**

Symonds and Greenham are delighted to present this charming two bedroom terraced house on Cranbrook Avenue. Ideally located for proximity to local amenities, excellent transport links, and top rated schools nearby, this property offers convenience and comfort for modern living.

As you enter the home, the entrance hall welcomes you into a spacious living room, perfect for relaxing and entertaining. The kitchen is well appointed, providing ample space for cooking and storage. A convenient w/c on the ground floor adds to the practicality of the layout.

The first floor features two generously sized double bedrooms, each offering plenty of space and natural light. The wet room is functional and designed for ease of use.

Externally, the property boasts a huge rear garden, which serves as a perfect sun trap, ideal for outdoor relaxation and activities. Additionally, the front drive provides off-street parking, adding to the convenience of this delightful home.

This two bedroom terraced house on Cranbrook Avenue is a fantastic opportunity for those seeking a well located and comfortable property. Contact Symonds and Greenham today to arrange a viewing and discover all that this wonderful home has to offer.

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### LIVING ROOM

14'5 x 12'3 max (4.39m x 3.73m max)

a spacious living room with electric fire and door to...



### BEDROOM 2

11'1 x 9'1 max (3.38m x 2.77m max)

another good sized double bedroom with fitted units



### KITCHEN

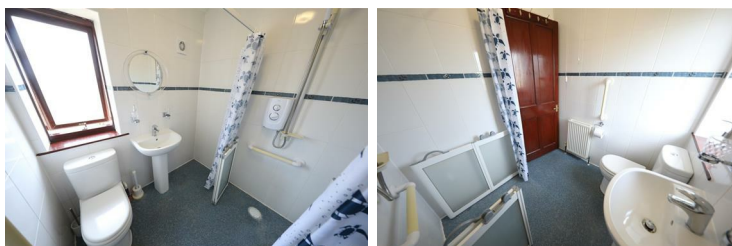
9'3 x 7'6 max (2.82m x 2.29m max)

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



### WETROOM

with low level w/c, pedestal sink basin and overhead electric shower



### REAR LOBBY

with door to rear garden

### W/C

with low level w/c



### OUTSIDE

an expansive rear garden, separated into zones, including paved patio, two gravelled areas and paved path, enclosed by timber fencing.

To the front, the property benefits from a paved drive, providing off street parking



## FIRST FLOOR

### BEDROOM 1

11'2 x 10'1 max (3.40m x 3.07m max)

a good sized primary bedroom with fitted units and storage cupboard

### 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

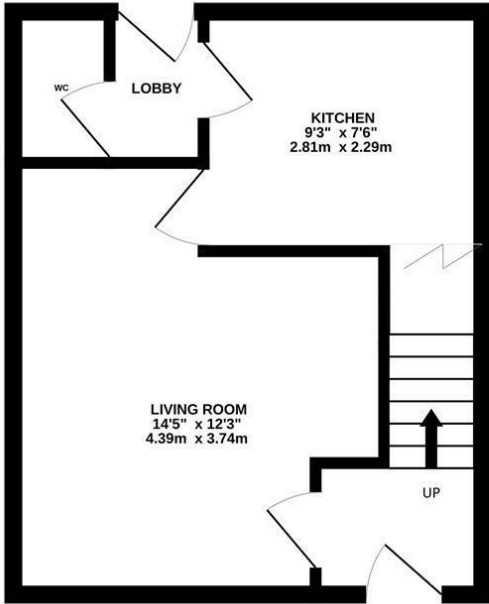
Symonds + Greenham have been informed that this property is Freehold.

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

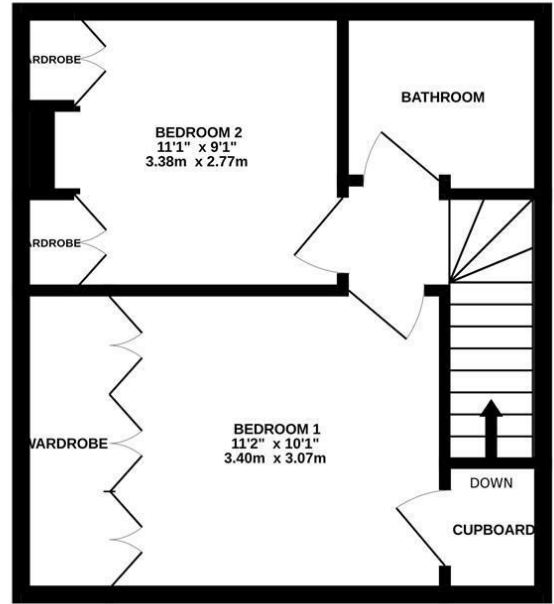
## VIEWINGS

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

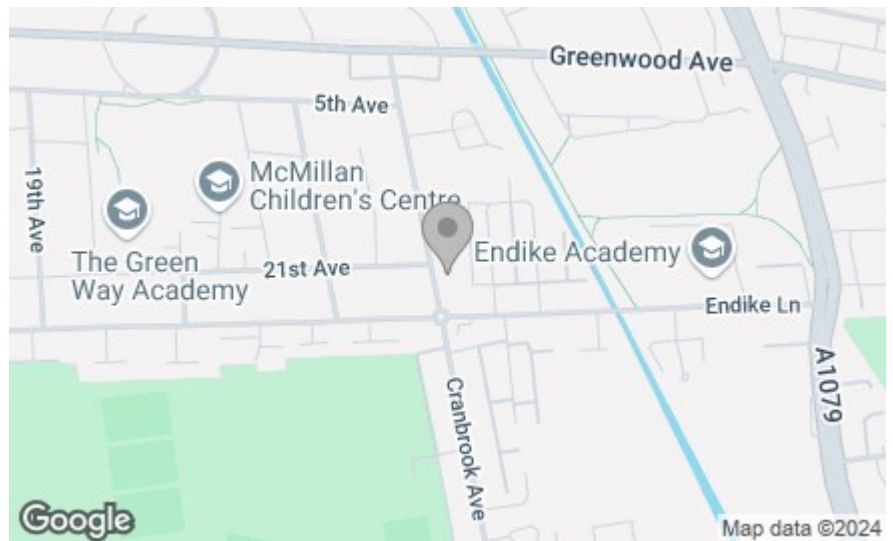
GROUND FLOOR



1ST FLOOR



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
	<b>87</b>
<b>65</b>	

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