



SYMONDS + GREENHAM

Estate and Letting Agents



12 Meltonby Avenue, Hull, HU5 5QY **Offers over £160,000**

BEAUTIFULLY PRESENTED THREE BED TERRACED - TWO RECEPTION ROOMS - STYLISH GARDEN - SPACIOUS BATHROOM - POPULAR HU5 LOCATION

Symonds and Greenham are delighted to present this immaculate three bedroom mid terraced property on Meltonby Avenue. Nestled in a quiet residential location, this home is stylishly decorated throughout with neutral tones, offering a beautiful and move in ready condition. The property is ideally situated near good schools and is well located for various amenities, making it perfect for families.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, ideal for relaxation and entertaining. The modern kitchen boasts contemporary fittings and seamlessly connects to a bright and airy conservatory, providing additional living space and a perfect spot for dining or enjoying the garden views.

The first floor comprises three good sized bedrooms, each offering ample space and comfort. The large family bathroom is well appointed, providing a luxurious space for unwinding. An added advantage is the loft space, accessible by a ladder, offering additional storage or potential for further development.

Externally, the property features a beautiful rear garden that is low maintenance and stylishly designed, perfect for outdoor relaxation and entertaining. This stunning home on Meltonby Avenue combines modern living with convenience and is a must see for those seeking a ready to move into property in a sought after location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL



LIVING ROOM

21'1 x 11'2 max (6.43m x 3.40m max)

a spacious open plan living space with double doors to conservatory and door to...



KITCHEN

10'5 x 8'6 max (3.18m x 2.59m max)

a modern, stylish kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with electric hob and overhead extractor fan. integrated fridge freezer, wine cooler, plumbing for washing machine, storage cupboard and door to the rear garden



CONSERVATORY

11'10 x 7'1 max (3.61m x 2.16m max)

a good sized reception room with double doors to the rear garden



FIRST FLOOR

LANDING

BEDROOM 1

11'8 x 11'2 max (3.56m x 3.40m max)

a spacious primary with fitted wardrobes



BEDROOM 2

11'7 x 7'10 max (3.53m x 2.39m max)

another good sized double bedroom with adjoining storage cupboard



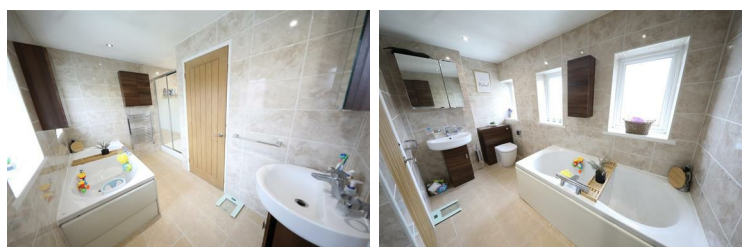
BEDROOM 3

9'0 x 8'2 max (2.74m x 2.49m max)



BATHROOM

a generously sized family bathroom, tiled throughout, with low level w/c, sink basin with vanity unit, heated towel rail, panelled bath and walk in shower



SECOND FLOOR

LOFT SPACE

13'6 x 9'4 max (4.11m x 2.84m max)

accessible by ladder, partly boarded

OUTSIDE

a glorious rear garden with raised paved patio, raised decking and artificial grass enclosed by timber fencing and with side passage providing access to the front



OUTHOUSE

a useful space with shutter, complete with power supply, that could be used as a workshop, storage or converted bar

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.

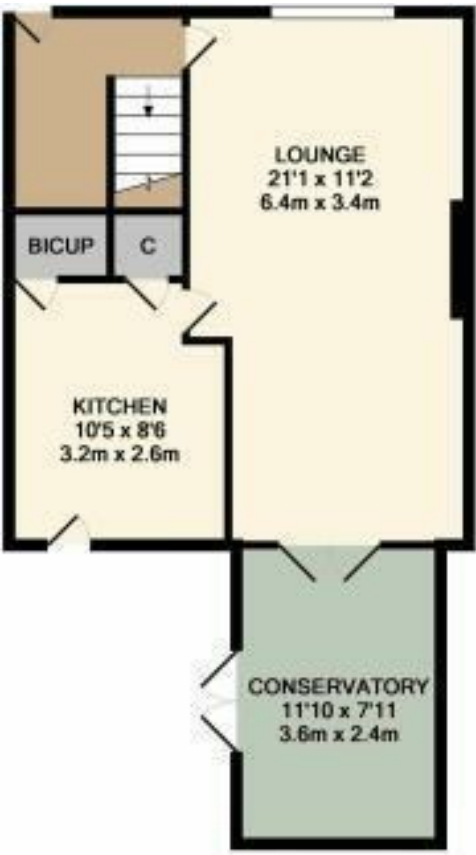
TENURE

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

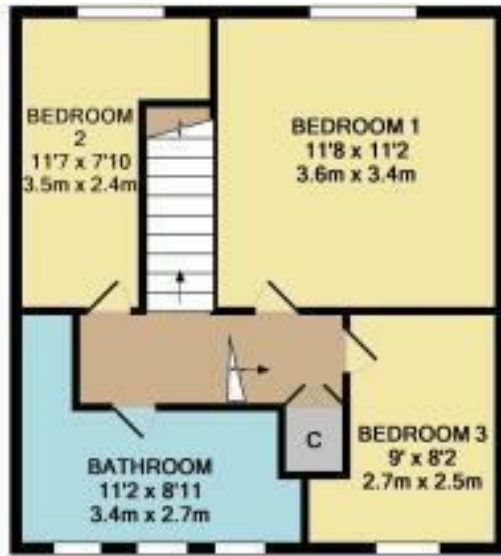
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

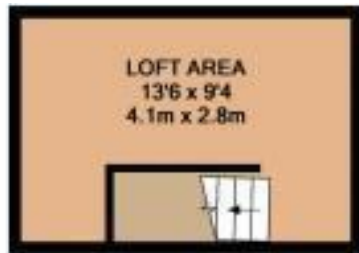
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)



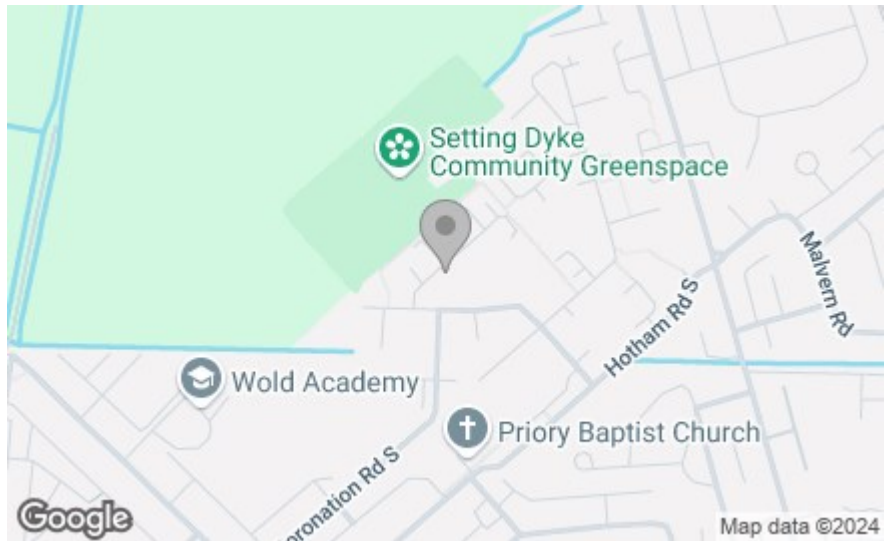
1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 126 SQ.FT.
(11.7 SQ.M.)

12 MELTONBY AVENUE, HULL HU8 0EP
TOTAL APPROX. FLOOR AREA 1007 SQ.FT. (93.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
(81-91) 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