



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **186 Welwyn Park Avenue, Hull, HU6 7DN** **Offers over £115,000**

**FANTASTIC THREE BED SEMI - LOTS OF POTENTIAL - OFF STREET PARKING - POPULAR LOCATION**

Nestled in the charming Welwyn Park Avenue of Hull, this delightful three-bedroom semi-detached house is a true gem waiting to be discovered. Boasting a cosy lounge, a kitchen, and a conservatory on the ground floor, this property offers a perfect blend of comfort and style. Upstairs, you'll find two bedrooms and a bathroom, providing ample space for relaxation and privacy. Conveniently located near a plethora of amenities including shops, supermarkets, cafes, bars, and restaurants, as well as schools and transport links, this home ensures that everything you need is just a stone's throw away. Outside, the property features off-street parking, a valuable commodity in this bustling area, and a charming rear garden with a gravelled finish, perfect for enjoying a cup of tea on a sunny afternoon. Don't miss the opportunity to make this house your home and enjoy the best of what Hull has to offer. Book a viewing today and step into your future with this wonderful property on Welwyn Park Avenue.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LIVING ROOM

21'0 x 14'1 max (6.40m x 4.29m max)

A brilliant family room with excellent natural light.



### KITCHEN

10'11 x 7'10 max (3.33m x 2.39m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, space for free standing cooker, plumbing for a washing machine, space for fridge freezer, space for a tumble dryer.

### CONSERVATORY

14'10 x 5'10 max (4.52m x 1.78m max)

Another family space.



### WC

With a low level WC

## FIRST FLOOR

### BEDROOM 1

8'1 x 11'8 max (2.46m x 3.56m max)

A brilliant main bedroom with space for storage.



### BEDROOM 2

8'7 x 9'7 max (2.62m x 2.92m max)

Another brilliant bedroom.



### BEDROOM 3

9'1 x 5'1 max (2.77m x 1.55m max)

### BATHROOM

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



## OUTSIDE

The property benefits from off street parking to the front and a rear garden that is mainly gravelled.



### **CENTRAL HEATING**

The property has the benefit of gas central heating.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **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.

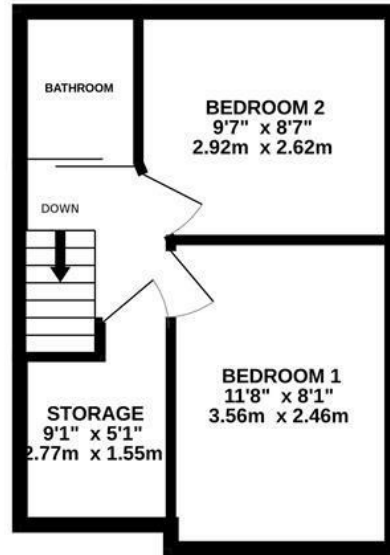
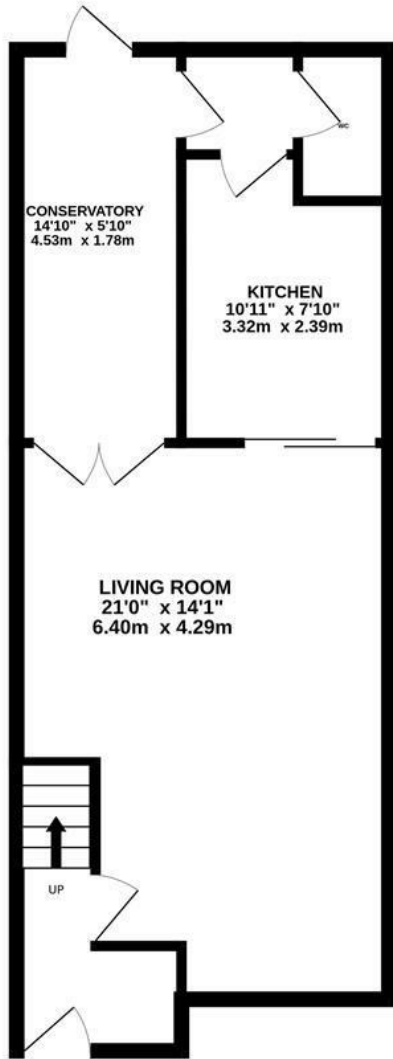
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

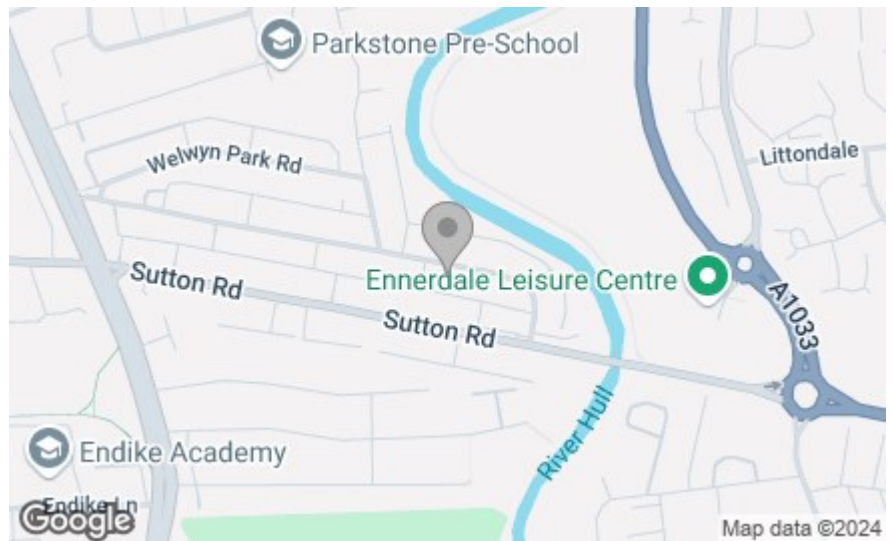
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **COUNCIL TAX**

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



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	
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	
(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	
England & Wales	EU Directive 2002/91/EC