



SYMONDS + GREENHAM

Estate and Letting Agents



75 National Avenue, Hull, East Yorkshire HU5 4HP **£155,000**

HU5 ALERT - BEAUTIFUL THREE BED TERRACED - OFF STREET PARKING - PERFECT FOR FIRST TIME BUYER OR FAMILY - OPEN PLAN LIVING

This beautifully presented three bedroom terraced house on National Avenue is a fantastic opportunity to secure a well maintained home in the highly sought after HU5 location. Perfectly positioned, this property is close to excellent schools and a wide range of local amenities, making it an ideal choice for families. Inside, the house offers an inviting and spacious open plan living area, seamlessly blending the lounge and dining spaces, creating a bright and airy environment perfect for both relaxation and entertaining. The stylish modern kitchen is well appointed, complemented by a convenient utility area and a ground floor w/c for added practicality. The property also benefits from a recently installed boiler, ensuring energy efficiency and peace of mind for the new owners. Upstairs, the home features three generously sized bedrooms, all tastefully decorated, and a family bathroom. Externally, the property boasts a good sized rear garden, ideal for outdoor activities, as well as a front drive that provides off street parking. This home is a true gem, offering comfort, style, and convenience in a prime location.

DON'T DELAY...BOOK YOUR VIEWING NOW!

GROUND FLOOR

PORCH

HALLWAY

with stairs to first floor and door to...



LOUNGE DINER

24'7 x 14'9 max (7.49m x 4.50m max)

an outstanding open plan living space, with exposed brick wall, multi fuel burner and bay window, leading to...



KITCHEN

14'1 x 9'05 max (4.29m x 2.87m max)

with a range of eye level and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, space for Range style oven, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, leading to...



UTILITY

A useful space with door leading to outside and to...

DOWNSTAIRS WC

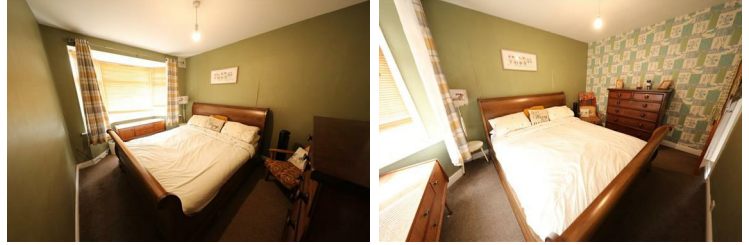
with floor to ceiling tiles and low level WC

FIRST FLOOR

BEDROOM 1

13'10 x 9'3 max (4.22m x 2.82m max)

a good sized primary bedroom with bay window



BEDROOM 2

10'5 x 9'3 max (3.18m x 2.82m max)

another good sized double bedroom



BEDROOM 3

7'5 x 5'2 max (2.26m x 1.57m max)



BATHROOM

with floor to ceiling tiles, low level WC, wood panel bath with overhead shower attachment and vanity unit sink



OUTSIDE

To the rear, the property boasts a good sized garden, with paved patio, enclosed by timber fencing
To the front, the property benefits from a gravelled drive



DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

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

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.

COUNCIL TAX BAND

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

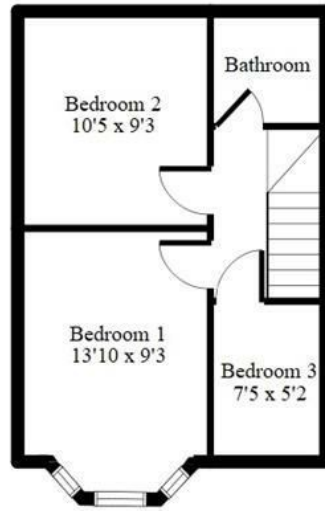
TENURE

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

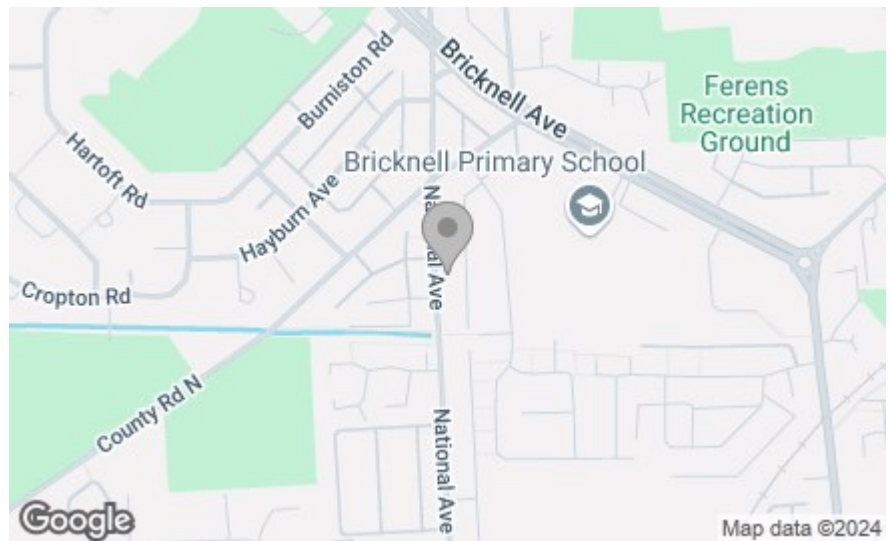
If you require more information on the tenure of this property please contact the office on 01482 444200.



Ground floor



First floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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		