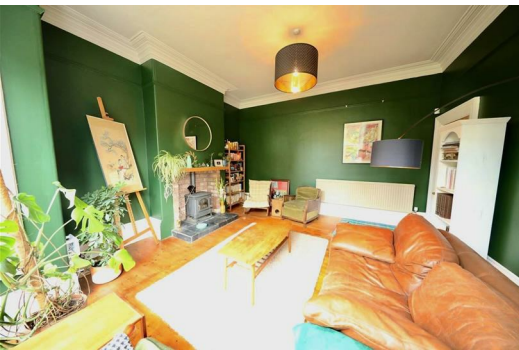




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **97 Victoria Avenue, Hull, HU5 3DW** **Offers in excess of £340,000**

**OUTSTANDING FOUR BED TERRACED HOME - POPULAR 'AVENUES' LOCATION - STYLISHLY PRESENTED**

Nestled in the sought-after 'Avenues' of Hull, this exceptional four-bedroom terraced house on Victoria Avenue is a true gem waiting to be discovered. Boasting three reception rooms, this property offers ample space for entertaining and relaxation. The interior of this charming home is thoughtfully designed, featuring a lounge, a sitting room, a dining room, a well-appointed kitchen, and a convenient WC on the ground floor. Upstairs, you'll find four generously sized bedrooms and a family bathroom, providing comfort and privacy for the whole family. Conveniently located near a variety of amenities including shops, supermarkets, and the vibrant cafes and bars of Princes Avenue, this property offers the perfect blend of convenience and leisure. Step outside to discover a large rear garden, complete with a lush lawn and a paved area, ideal for enjoying outdoor activities or simply unwinding in the fresh air. Don't miss the opportunity to make this outstanding terrace home in the heart of Hull your own. Book a viewing today and experience the charm and comfort this property has to offer.

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

## GROUND FLOOR

### HALLWAY

### LIVING ROOM

15'3 x 13'2 max (4.65m x 4.01m max)

A brilliant family room, stylishly decorated.



### SITTING ROOM

15'10 x 13'8 max (4.83m x 4.17m max)

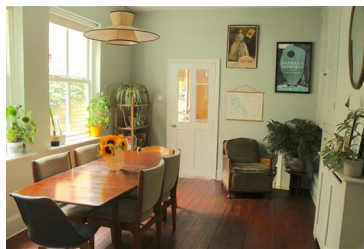
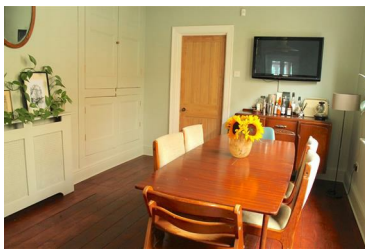
Another brilliant family space with doors leading to the garden.



### DINING ROOM

15'1 x 12'1 max (4.60m x 3.68m max)

A period dining room with generous built in storage.



### KITCHEN

23'3 x 12'1 max (7.09m x 3.68m max)

With a range of base level units and complimenting work surfaces, space for a fridge freezer, an integrated oven, integrated hob, plumbing for a dishwasher, plumbing for a washing machine and space for a tumble dryer.



### WC

With a low level WC and a hand basin.



## FIRST FLOOR

### BEDROOM 1

20'2 x 13'2 max (6.15m x 4.01m max)

A brilliant main bedroom with plenty of space for storage.



### BEDROOM 2

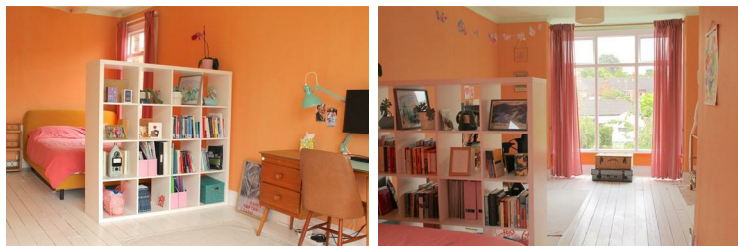
19'7 x 12'1 max (5.97m x 3.68m max)

Another wonderful bedroom.



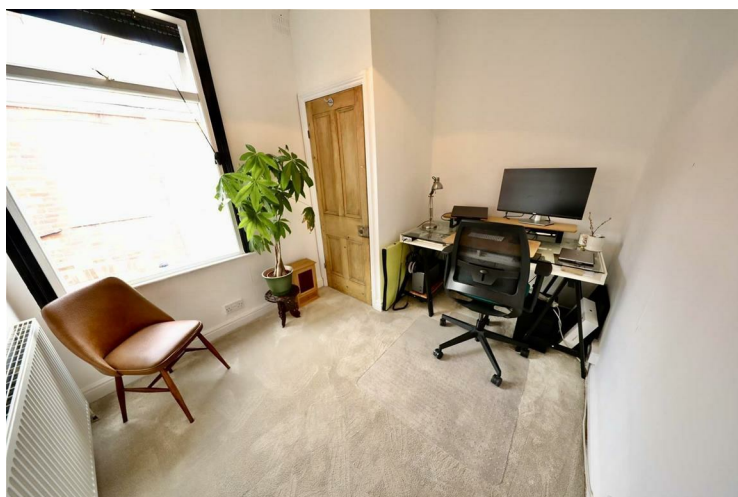
### BEDROOM 3

13'7 x 13'3 max (4.14m x 4.04m max)



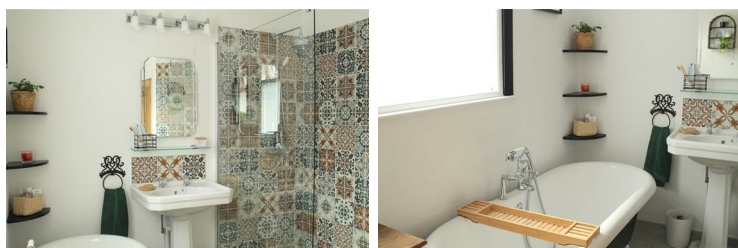
### BEDROOM 4

9'5 x 8'2 max (2.87m x 2.49m max)

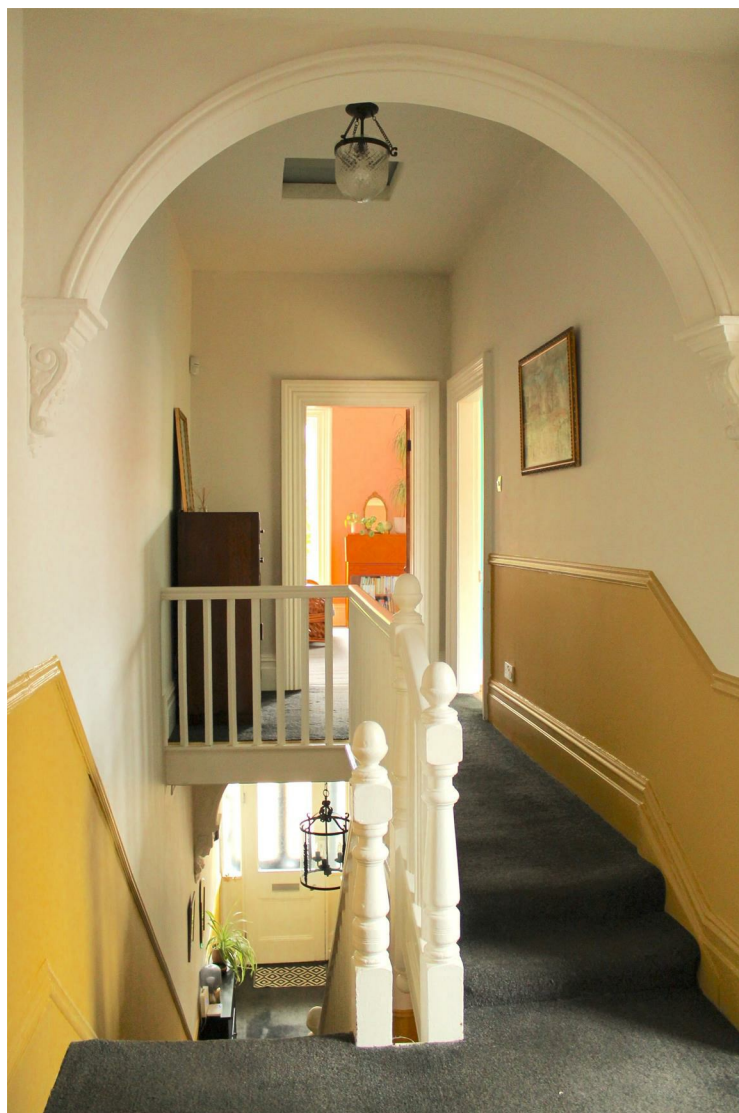


### BATHROOM

With a low level WC, a hand basin, a free standing bath and a walk in shower.



### LANDING



### OUTSIDE

The property has a large rear garden that benefits from lawn, paving and gravel.



### CENTRAL HEATING

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

### COUNCIL TAX

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

### 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.

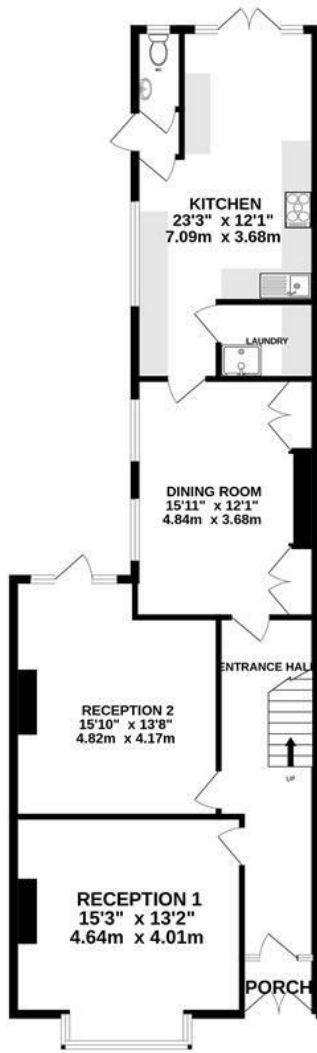
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

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

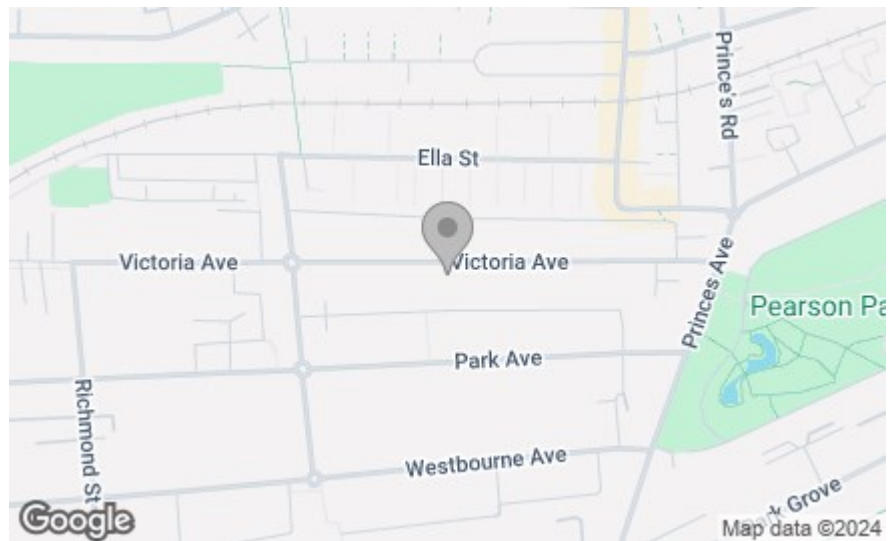
GROUND FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.

1ST FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 2084 sq.ft. (193.6 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	
(92 plus) <b>A</b>	
(81-91) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC