



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **18 Windle Avenue, Hull, HU6 7EE** **£95,000**

**TWO BED TERRACED - POPULAR HU6 LOCATION - CLOSE TO AMENITIES - REQUIRES MODERNISATION - GARAGE**

This two bedroom terraced property on Windle Avenue is situated in a quiet but popular HU6 location, offering an excellent opportunity for those looking to create their perfect home. While the property requires full modernisation, it holds fantastic potential for renovation and improvement. The ground floor comprises a spacious living room, a kitchen, and a handy storage cupboard, providing a good foundation for reimagining the layout. On the first floor, there are two double bedrooms and a wet room, offering ample living space. Externally, the property benefits from front and rear gardens, providing outdoor space that could be transformed into a beautiful retreat. With its peaceful location and scope for development, this property presents a great project for anyone seeking a home with potential.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### LIVING ROOM

18'3 x 11'5 max (5.56m x 3.48m max)

with focal fireplace and stairs to first floor



### KITCHEN

11'9 x 11'7 max (3.58m x 3.53m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, electric hob, space for fridge freezer and door to the rear garden



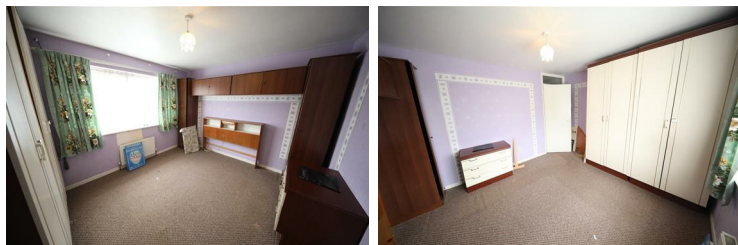
## FIRST FLOOR

### LANDING

### BEDROOM 1

11'6 x 10'2 max (3.51m x 3.10m max)

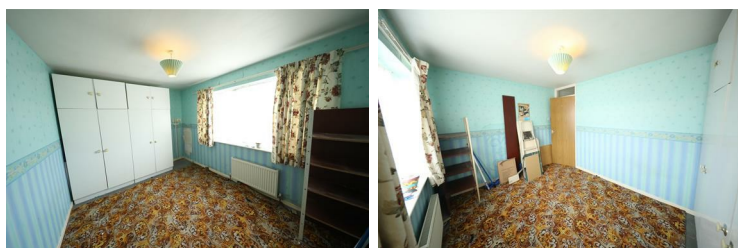
a spacious primary bedroom with fitted units



### BEDROOM 2

11'7 x 9'0 max (3.53m x 2.74m max)

another double bedroom



### BATHROOM

a wet room with low level w/c, pedestal sink basin and electric shower, with tiles to splash back areas



### OUTSIDE

To the rear, the property boasts a good sized garden mainly paved, enclosed by timber fencing.

To the front, the property benefits from a small gravelled front garden with concrete path and low level picket fence.



### 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.

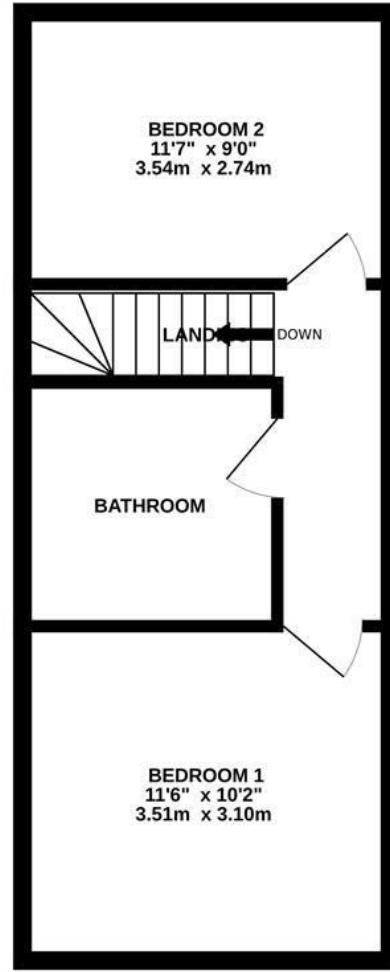
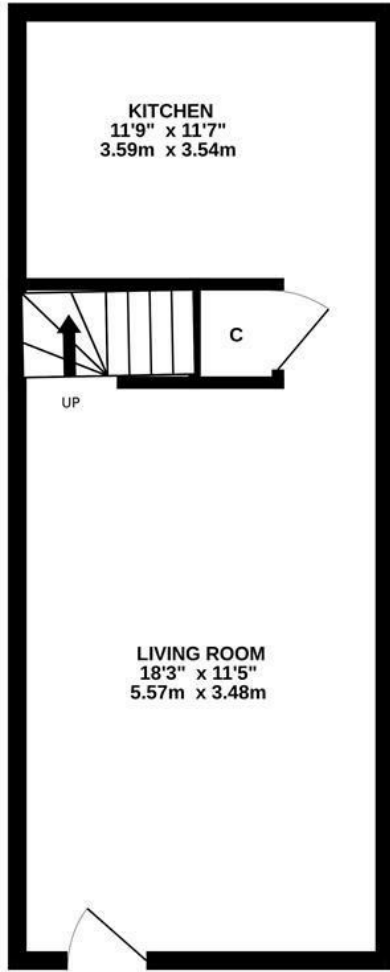
### TENURE

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

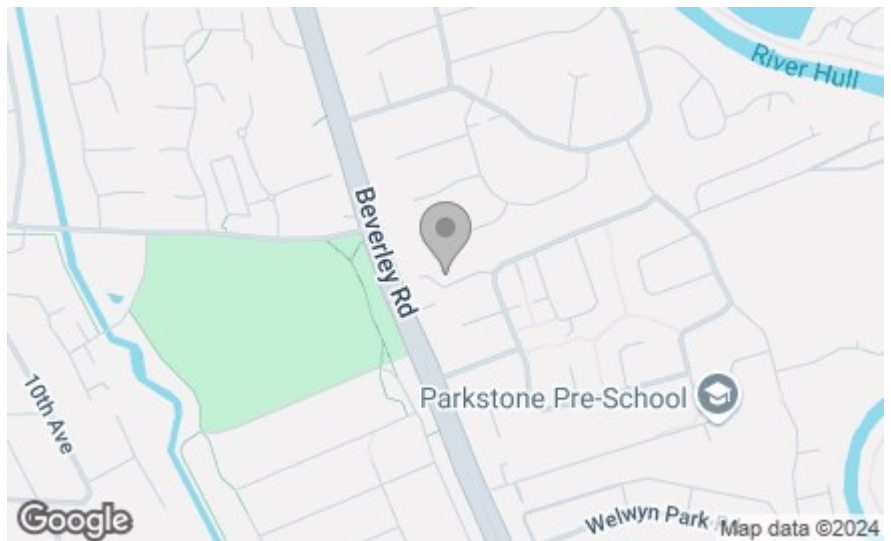
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

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



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	
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>	
(81-91) <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	
England & Wales	EU Directive 2002/91/EC