



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 302 Bricknell Avenue, Hull, HU5 4QF

### Offers in excess of £150,000

FANTASTIC OPPORTUNITY ON BRICKNELL AVENUE - POPULAR AREA - CLOSE TO AMENITIES

Nestled in the heart of Bricknell Avenue, Hull, this charming mid-terrace house is a hidden gem waiting to be discovered. Boasting three bedrooms, this property offers ample space for a growing family or those seeking a little extra room to spread out. As you step inside, you are greeted by a cosy lounge, perfect for relaxing after a long day. The dining room provides a lovely space to entertain guests or enjoy family meals together. The kitchen, though in need of a little TLC, holds great promise for creating a culinary haven. Venture upstairs to find three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom provides convenience and comfort for all residents. One of the standout features of this property is its prime location. With shops, supermarkets, cafes, bars, and restaurants just a stone's throw away, you'll never be short of options for dining and entertainment. Additionally, the proximity to esteemed schools and excellent transport links makes this home ideal for families and commuters alike. Outside, a charming rear garden awaits, offering a tranquil space to enjoy a morning coffee or bask in the afternoon sun. Don't miss the opportunity to unlock the full potential of this three-bedroom terraced home. With a little imagination and some personal touches, this property could be transformed into the home of your dreams. Book a viewing today and start envisioning the possibilities that await you at Bricknell Avenue.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!



## GROUND FLOOR

### LIVING ROOM

*14'0 x 10'0 max (4.27m x 3.05m max)*

A brilliant family room.

### DINING ROOM

*10'0 x 9'0 max (3.05m x 2.74m max)*

Another great space.

### KITCHEN

*15'0 x 9'0 max (4.57m x 2.74m max)*

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, plumbing for a washing machine, integrated oven and space for a fridge freezer.

## FIRST FLOOR

### BEDROOM 1

*11'1 x 10'0 max (3.38m x 3.05m max)*

A brilliant main bedroom with space for storage.

### BEDROOM 2

*12'0 x 10'0 max (3.66m x 3.05m max)*

Another brilliant bedroom.

### BEDROOM 3

*6'0 x 6'1 max (1.83m x 1.85m max)*

### BATHROOM

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

### OUTSIDE

The property benefits from a rear garden that has both paving and gravel.

### CENTRAL HEATING

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

### 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

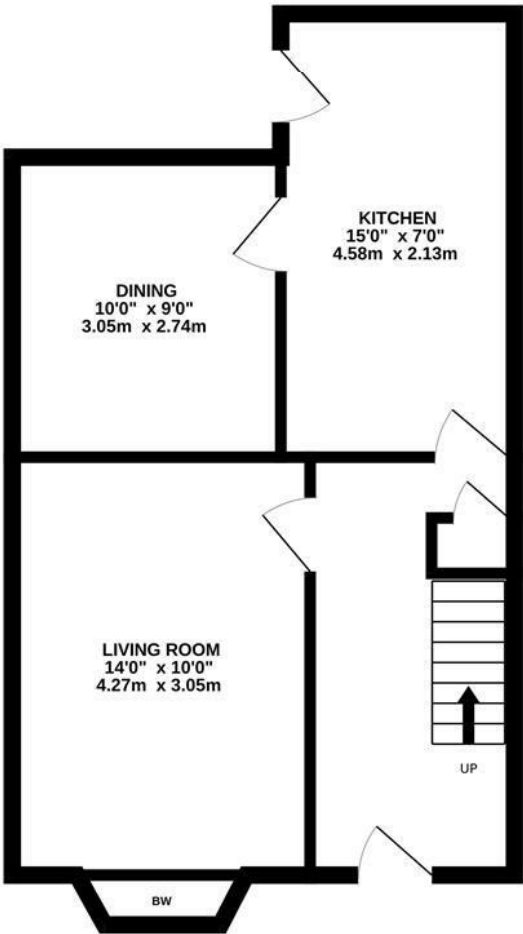
Symonds + Greenham have been informed that this property is Freehold

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

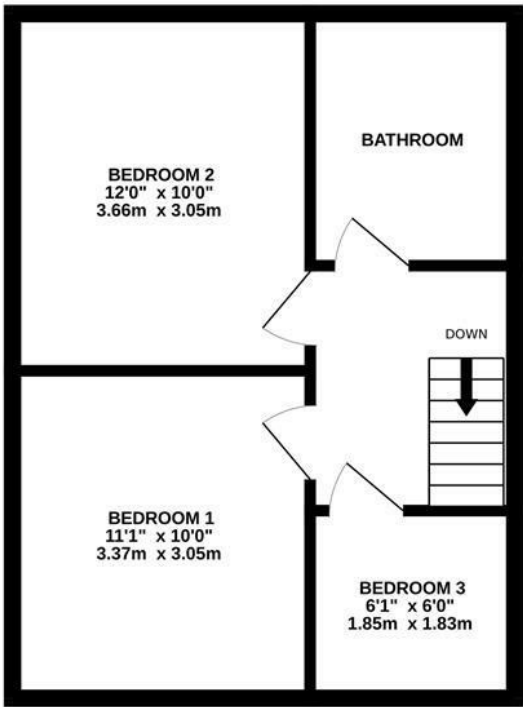
### COUNCIL TAX

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


GROUND FLOOR



1ST FLOOR



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>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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	
(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	
England & Wales	
EU Directive 2002/91/EC	

