



SYMONDS + GREENHAM

Estate and Letting Agents



22 Norland Avenue, Hull, HU4 7RB

£265,000

OUTSTANDING THREE BED RED-BRICK SEMI – STYLISH, SPACIOUS AND MODERN – POPULAR ANLABY PARK LOCATION – SUBLIME GARDEN SUMMER HOUSE

Nestled on Norland Avenue in Hull, this outstanding three-bedroomed semi-detached house is a true gem waiting to be discovered. Boasting a prime location, this property is close to an array of amenities including schools, shops, supermarkets, cafes, green spaces, bars and restaurants, making it a convenient and vibrant place for any family to call home.

As you step through the traditional arched porch, you are greeted by two reception rooms – a stylish front lounge, which could also be used as a dining room, and a cosy back sitting room overlooking the secluded patio and garden beyond – as well as a bright, modern kitchen, a utility cupboard, a WC, and another handy understairs cupboard.

Upstairs, three inviting bedrooms – one superking sized and two doubles – and a family bathroom offer relaxing and comfortable living spaces for the whole family.

The exterior of the property is equally impressive, with off street parking at the front and a delightful rear garden that is a true oasis. The garden, featuring a private patio area, a koi pond, three separate seating areas, large shed, a log store, a lush lawn, established plants and flowers along the borders, and fruit trees at the bottom of the garden all combine to provide a serene escape from the hustle and bustle of everyday life.

GROUND FLOOR

FRONT LIVING/DINING ROOM

13 x 11 max (3.96m x 3.35m max)

A stylish lounge with a tall, curved bay window and a gorgeous fireplace featuring a gas fire.

BACK SITTING/DINING ROOM

16 x 11 max (4.88m x 3.35m max)

An exceptionally cosy family room overlooking the garden with a log burner taking pride of place. French doors allow light to flood in and open onto the secluded patio outside.

KITCHEN

16 x 8 max (4.88m x 2.44m max)

Step down into the spacious kitchen with a range of eye level, base level and pantry-sized cupboards, contrasting work surfaces, wood effect flooring, a sink and drainer unit, space for a fridge freezer, space for a Rangemaster style oven and plumbing for a washing machine. (Planning permission for a kitchen/side patio extension is also live until 2025.)

WC

A convenient downstairs toilet and hand basin.

BEDROOM 1

12 x 10 max (3.66m x 3.05m max)

The bay-windowed main bedroom currently houses a superking sized bed as well as two deep, fitted wardrobes (one two-door and one three-door).

BEDROOM 2

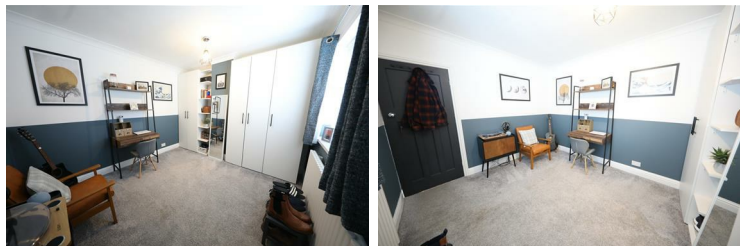
11 x 9'1 max (3.35m x 2.77m max)

A double sized bedroom containing more fitted wardrobes. This bedroom overlooks the patio, pond and garden.

BEDROOM 3

12 x 8 max (3.66m x 2.44m max)

A bay-windowed double sized bedroom featuring a recessed, spotlight open wardrobe section. This bedroom overlooks the pond, garden and summerhouse.



BATHROOM

The fully tiled bathroom features a low-level WC, a hand basin, a bath and a separate walk-in shower.

OUTSIDE

The property is positioned approximately half way down Norland Avenue and benefits from dedicated off street parking to the front. A separate garage/workshop space is adjoined to the impressive summer house and accessed via the summer house or side driveway. The garage features an electric door.

CENTRAL HEATING

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

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.

COUNCIL TAX

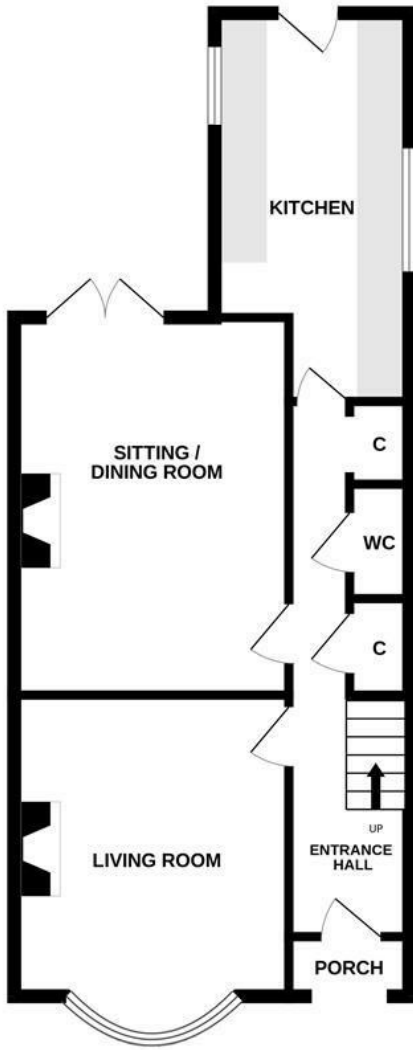
Symonds + Greenham have been informed that this property is in Council Tax Band C.

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.

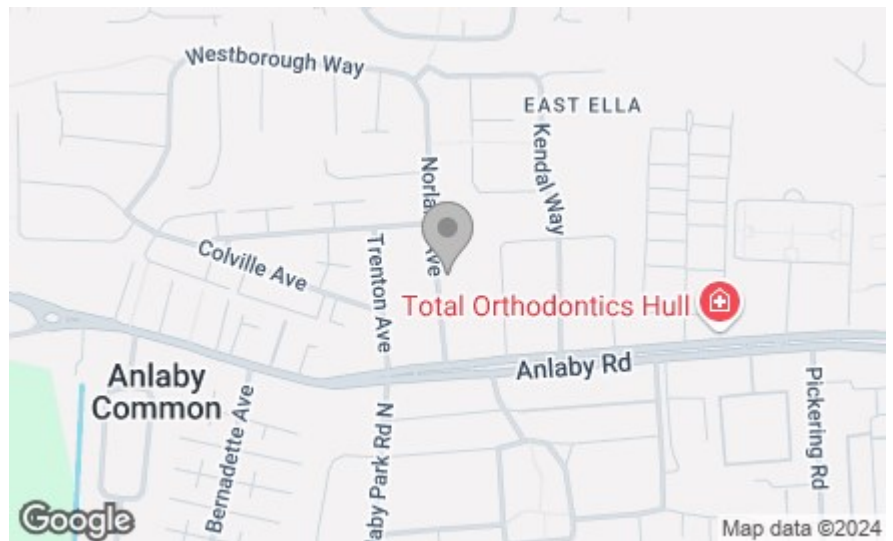
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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)	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	