



SYMONDS + GREENHAM

Estate and Letting Agents



14 Aysgarth Avenue, Hull, East Yorkshire HU6 8QU Offers in excess of £150,000

OUTSTANDING THREE BED HOME - POPULAR AREA - OFF STREET PARKING - NEWLY FITTED KITCHEN

Welcome to this charming property on Aysgarth Avenue, Hull! This delightful mid-terrace house is a perfect find for a first-time buyer or a young family looking for their dream home. Upon entering, you'll be greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, offering ample space for a growing family or for guests to stay over. The well-maintained bathroom ensures convenience for all residents, while the recently fitted kitchen is a highlight of this lovely home. Located in a popular area, this property is surrounded by an array of amenities including shops, supermarkets, cafes, bars, and restaurants. Additionally, the proximity to well-regarded schools and excellent transport links make this location highly desirable for families. The interior of the house is beautifully decorated, creating a bright and spacious atmosphere throughout. Downstairs, the lounge, dining room, and kitchen offer a versatile living space, while upstairs, the three generous bedrooms and family shower room provide comfort and functionality. Outside, you'll find off-street parking at the front of the property, ensuring convenience for vehicle owners. The rear garden, mainly laid to lawn, offers a tranquil outdoor space where you can relax and enjoy some fresh air. Don't miss out on the opportunity to make this wonderful property your new home. Book a viewing today and step into the next chapter of your life in this fantastic abode on Aysgarth Avenue!

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

PORCH

with door to the...

ENTRANCE HALL

with stairs to the first floor, door to the kitchen, door to the dining room and door to the...

LIVING ROOM

12'7 max x 14'0 max (3.84m max x 4.27m max)

with bay window and electric fire place



DINING ROOM

12'7 max x 14'0 max (3.84m max x 4.27m max)

with bay window, electric fire place and door to the rear garden



KITCHEN

7'7 max x 8'3 max (2.31m max x 2.51m max)

with a range of eye level and base level units with complementing work surfaces, sink and drainer unit, plumbing for washing machine, gas oven with gas hobs, under-stairs pantry cupboard and door to the rear garden.



FIRST FLOOR

BEDROOM 1

12'7 max x 14'0 max (3.84m max x 4.27m max)

with bay window and fitted wardrobes



BEDROOM 2

10'11 max x 14'3 max (3.33m max x 4.34m max)

with fitted wardrobes and bay window overlooking the rear garden



BEDROOM 3

6'4 max x 8'4 max (1.93m max x 2.54m max)



BATHROOM

7'5 max x 5'8 max (2.26m max x 1.73m max)

with low level WC, pedestal hand basin, shower cubicle with overhead shower attachment and tiled from floor to ceiling



REAR GARDEN

The rear garden is mainly laid to lawn and enclosed by timber fencing, with a block paved patio area ideal for relaxing during the summer or entertaining guests. There is a single garage with vehicle access via the rear ten foot providing off street parking and external storage space.



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.

COUNCIL TAX BAND

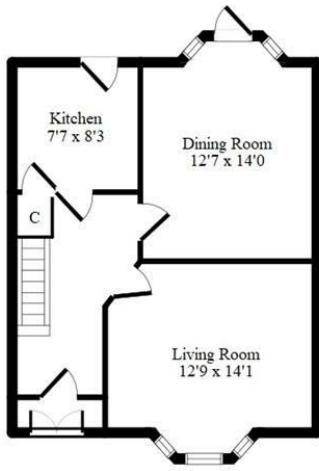
Symonds + Greenham have been informed that this property is in Council Tax Band B.

VIEWINGS

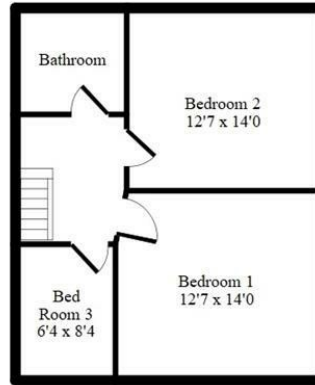
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	87
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	87
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
64	
England & Wales	EU Directive 2002/91/EC