



SYMONDS + GREENHAM

Estate and Letting Agents



255 Victoria Avenue, Hull, HU5 3EB

£205,000

THREE BED END TERRACE - NO ONWARDS CHAIN - SOUTH FACING GARDEN - BEAUTIFULLY REFURBISHED THROUGHOUT WHILST MAINTAINING ORIGINAL FEATURES - BRAND NEW KITCHEN AND BATHROOM - OPEN PLAN GROUND FLOOR

Discover the charm of this stunning three-bedroom end-terrace, ideally situated on the prestigious Victoria Avenue in Hull. With a perfect blend of modern comfort and preserved original features, this beautifully refurbished property is ready to welcome its next owners.

The heart of the home is the expansive open-plan ground floor, designed for seamless living and entertaining. Whether hosting family gatherings or enjoying quiet evenings, this bright and airy space is sure to impress. The brand-new kitchen and bathroom offer contemporary style, making day-to-day living a pleasure.

Outside, the south-facing garden is a true haven, soaking up sunlight all day long, providing the perfect backdrop for outdoor relaxation or summer barbecues. For added convenience, off-street parking is available at the rear.

With no onward chain, this home offers a hassle-free move-in experience, allowing you to settle in and start enjoying the lifestyle you deserve. Don't miss out on the opportunity to own a piece of Hull's most sought-after location.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...



OPEN PLAN KITCHEN/LIVING/DINING

A superb open plan ground floor bursting with natural light ideal for family life and entertaining



DINING ROOM

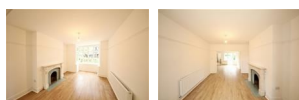
17'0 x 12'2 max (5.18m x 3.71m max)



LIVING ROOM

12'0 x 11'4 max (3.66m x 3.45m max)

a good sized living room with bay window and feature fire place



KITCHEN

11'4 x 7'1 max (3.45m x 2.16m max)

A brand new modern kitchen range of eye and base level units with complementing work surfaces, sink and drainer unit, electric oven, induction hob with overhead extractor fan, plumbing for washing machine and space for fridge and freezer



FIRST FLOOR

BEDROOM 1

12'0 x 10'2 max (3.66m x 3.10m max)

a well proportioned primary bedroom with fireplace, storage cupboards and bay window



BEDROOM 2

12'6 x 8'3 max (3.81m x 2.51m max)

another fantastic double bedroom with fireplace and storage cupboard



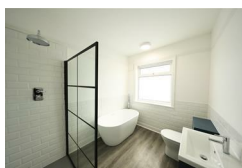
BEDROOM 3

9'1 x 7'5 max (2.77m x 2.26m max)



BATHROOM

brand new bathroom suite with low level WC, vanity hand basin unit, walk in shower with overhead shower attachment, heated towel rail, stand alone bath with mixer tap and tiles top splashback areas



OUTSIDE

To the rear the property has a spacious garden with laid concrete with hedge border to one side and double gate to the other, providing access for off road parking.

To the front, the property benefits from a low maintenance front garden with an off street parking space



PARKING

The property benefits from off street parking to the rear



COUNCIL TAX BAND

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

CENTRAL HEATING

The property has the benefit of gas central heating

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.

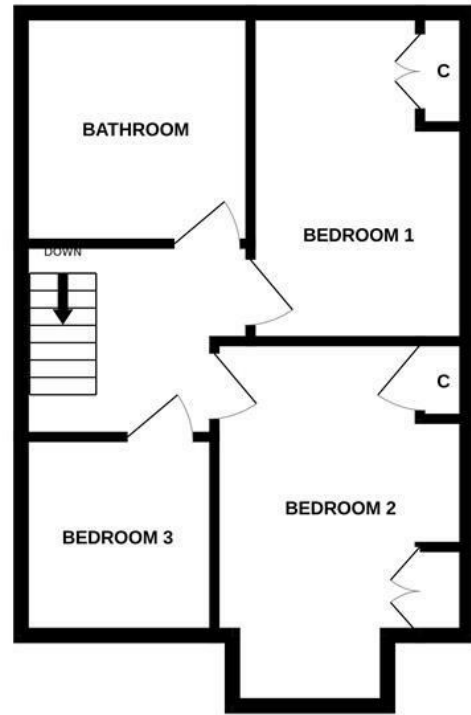
DISCLAIMER

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
513 sq.ft. (47.6 sq.m.) approx.

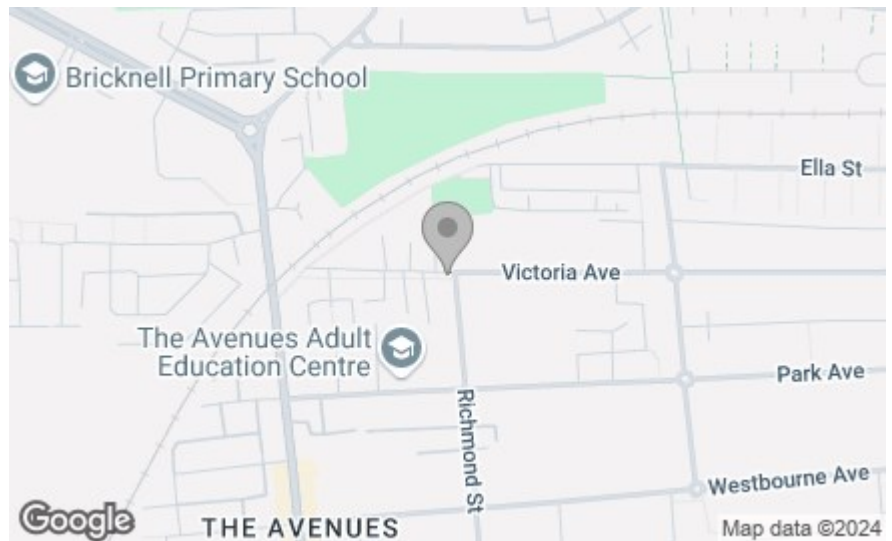


1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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	
(82 plus) A	85
(81-81) 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	85
(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