



SYMONDS + GREENHAM

Estate and Letting Agents



32 Allderidge Avenue, Hull, East Yorkshire HU5 4EQ

Offers over £240,000

OUTSTANDING THREE BED SEMI - BRILLIANT LIVING SPACE - WONDERFUL OUTLOOK - POPULAR AREA

Nestled in the sought-after Allderidge Avenue in Hull, this outstanding three-bedroom semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, this property is perfect for those seeking a spacious and versatile living space. The location of this charming home is truly unbeatable, with excellent schools and an array of amenities including shops, supermarkets, cafes, bars, and restaurants just a stone's throw away. Convenience and comfort are at your fingertips in this vibrant neighbourhood. Step inside to discover a well-appointed interior featuring a cosy lounge, a bright dining room, a modern kitchen, and a convenient WC on the ground floor. Upstairs, three inviting bedrooms offer a peaceful retreat, along with a bathroom and a separate WC for added convenience. Outside, the property impresses with off-street parking provided by a side drive and a brick-built garage, ensuring parking is never a hassle. The lovely rear garden is a tranquil oasis, overlooking a green area where you can unwind and enjoy the outdoors in privacy. Don't miss the opportunity to make this delightful semi-detached house your new home. With its prime location, ample living space, and charming features, this property is sure to capture your heart. Book a viewing today and envision the possibilities that await in this wonderful abode on Allderidge Avenue.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to sitting room, door to kitchen/diner and door to...

LIVING ROOM

17'6 max x 12'11 max (5.33m max x 3.94m max)

with gas fire and ornamental surround and wooden fitted cupboards



SITTING ROOM

12'10 max x 11'10 max (3.91m max x 3.61m max)

with fire place with ornamental surround



KITCHEN/DINER

17' max x 9'7 max (5.18m max x 2.92m max)

with a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, double electric oven, induction hob with over head extractor fan, integrated dishwasher, integrated washer-dryer, space for fridge-freezer, storage cupboard, under-stairs cupboard and door to rear garden



FIRST FLOOR

BEDROOM 1

17' max x 12'11 max (5.18m max x 3.94m max)

with fitted wardrobes



BEDROOM 2

12'11 max x 11'11 max (3.94m max x 3.63m max)

with fitted wardrobes and fitted bedroom furniture



BEDROOM 3

8'8 max x 6'5 max (2.64m max x 1.96m max)



BATHROOM

with hand basin and panelled bath with over head shower, tiled to splash back areas.



UPSTAIRS WC

with low level WC

OUTSIDE

The front garden is mainly laid to lawn with some low maintenance shrubbery and a concrete side drive leading to a large brick built garage.

The rear garden is mainly laid to lawn with a block paved patio area, some low maintenance shrubbery, a raised vegetable plot and two fruit trees.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

VIEWINGS

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

TENURE

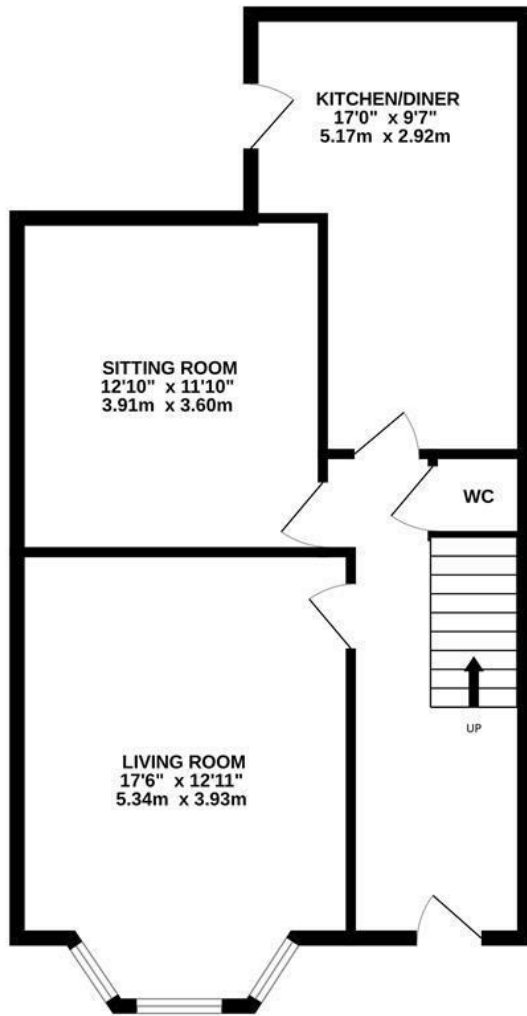
Symonds + Greenham have been informed that this property is freehold.

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

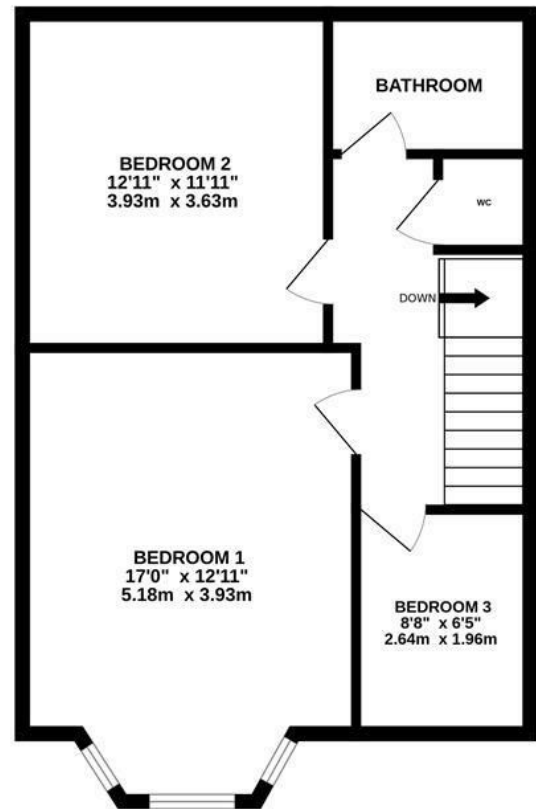
COUNCIL TAX

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

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			
<div><div></div><div>(92 plus) A</div></div>			86
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		57	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
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	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	49
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

