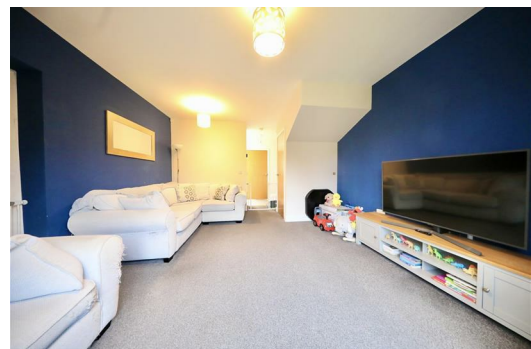




SYMONDS + GREENHAM

Estate and Letting Agents



26 Lythe Avenue, Hull, East Yorkshire HU5 4TE

Offers in excess of £190,000

Welcome to this stunning semi-detached house located on Lythe Avenue, built in 2018. This modern property boasts three spacious double bedrooms, with the master bedroom featuring a convenient en-suite shower room, ensuring comfort and privacy for the occupants.

As you step inside, you will be greeted by a bright and airy open-plan layout that seamlessly connects the living spaces, making it perfect for both relaxation and entertaining. The ground floor includes a well-appointed living room that flows effortlessly into the dining area, which has been thoughtfully created from a converted garage, while still providing a useful store room at the front.

The property is ideally situated in a desirable neighbourhood, surrounded by well-regarded schools and a variety of local amenities. For those who commute, the excellent transport links to Hull city centre and the charming village of Cottingham are just a stone's throw away, making this location both convenient and appealing.

With two modern bathrooms, this home is designed to accommodate the needs of a growing family or professionals seeking a comfortable living space. The combination of contemporary design and practical features makes this property a must-see for anyone looking to settle in Hull. Don't miss the opportunity to make this beautiful house your new home.

GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS WC

With low-level WC and pedestal handbasin

KITCHEN

12'3 max x 6' max (3.73m max x 1.83m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with overhead extractor fan, integrated fridge-freezer, integrated washing machine and integrated dishwasher.

LIVING ROOM

15'4 max x 12'11 max (4.67m max x 3.94m max)

with french patio doors to rear garden

DINING ROOM

14' max x 9'2 max (4.27m max x 2.79m max)

with door to rear garden

FIRST FLOOR

BEDROOM 1

12'10 max x 9'5 max (3.91m max x 2.87m max)

ENSUITE SHOWER ROOM

With low-level WC, pedestal handbasin, shower cubicle with overhead shower, heated towel rail, tiled to splashback areas.

BEDROOM 2

12'11 max x 8'3 max (3.94m max x 2.51m max)

BEDROOM 3

11'10 max x 9'1 max (3.61m max x 2.77m max)

BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, heated towel rail, tiled to splashback areas.

OUTSIDE

The front of the property is mainly laid to lawn with a driveway, providing offstreet parking.

The rear garden is mainly laid to lawn with a raised decking area.

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 C.

DISCLAIMER

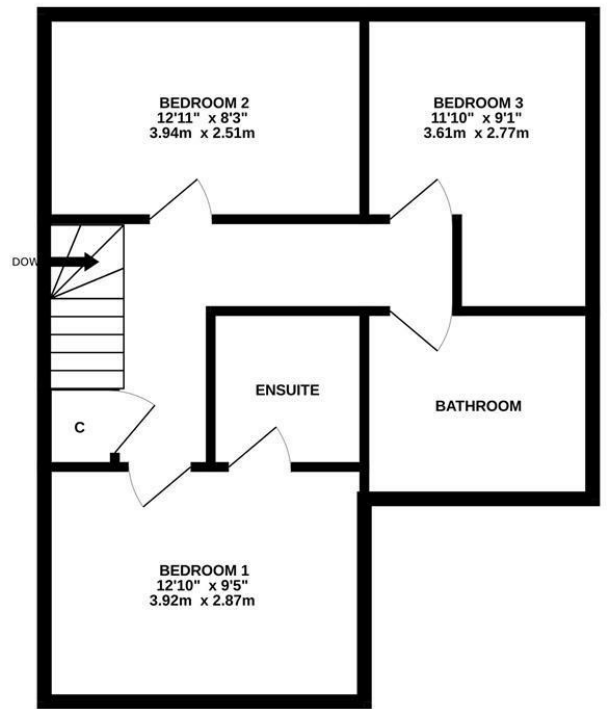
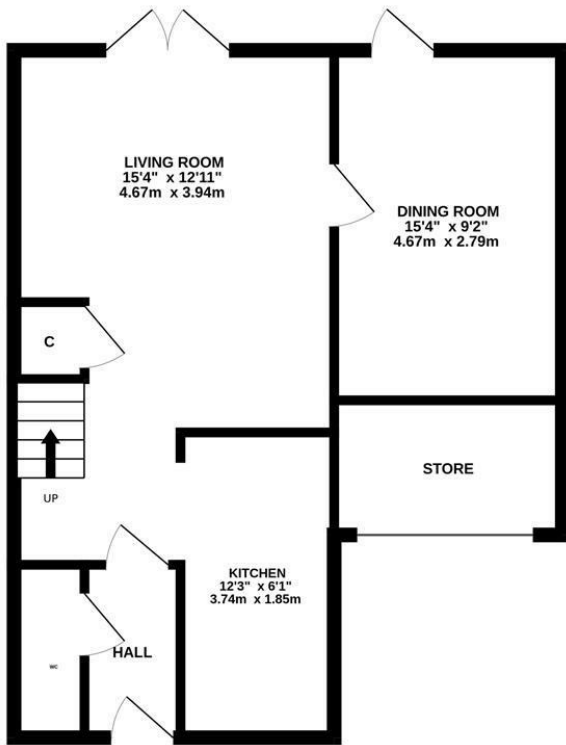
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	
(92 plus) A	84
(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

