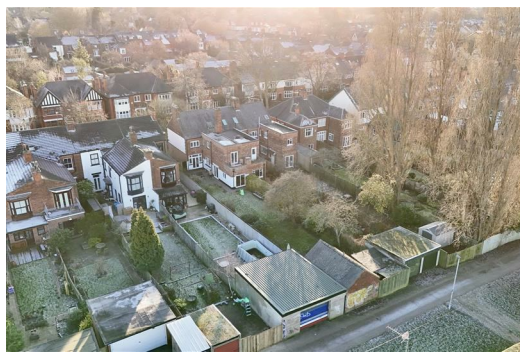




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **118 Victoria Avenue, Hull, HU5 3DT**

### **Offers over £330,000**

Situated in the heart of the sought-after Avenues area, this captivating end-terrace house offers the perfect blend of character, space, and practicality—an ideal choice for families or anyone drawn to homes with timeless charm. With three generously sized reception rooms, there's no shortage of versatile space for relaxing, entertaining, or working from home.

Rich in original period features, this home exudes personality and warmth, making it a truly delightful place to call your own. The property boasts four well-proportioned bedrooms, ensuring plenty of space for family or guests, while the centrally located bathroom is perfectly positioned to meet the needs of a bustling household.

The expansive rear garden is a haven for outdoor living, whether it's hosting summer barbecues, enjoying a quiet coffee, or giving children and pets room to play. Complementing this is the convenience of off-street parking, a highly prized amenity in the Avenues, ensuring stress-free arrivals at the end of a busy day.

Full of charm and potential, this end-terrace house on Victoria Avenue is more than a home—it's a lifestyle opportunity. Don't miss the chance to experience everything this exceptional property has to offer.



## GROUND FLOOR

### PORCH

### ENTRANCE HALL

with stairs to the first floor

### LOUNGE

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

An excellent sized reception room with bay window and multi fuel log burner

### DINING ROOM

*12'7 max x 11'11 max (3.84m max x 3.63m max )*

Another generous reception room with feature fire place and French doors to the rear garden

### KITCHEN

*9'3 max x 18'8 max (2.82m max x 5.69m max )*

with a range of eye and base level units with complementing work surfaces, pantry, understairs storage cupboard, electric oven, induction hob, sink and drainer unit, plumbing for washing machine and dishwasher, space for fridge freezer and tumble dryer

### SITTING ROOM

with sliding doors to the rear garden

## FIRST FLOOR

### LANDING

### BEDROOM ONE

*11'11 max x 13'0 max (3.63m max x 3.96m max )*

A generous double bedroom

### BEDROOM TWO

*11'11 max x 12'9 max (3.63m max x 3.89m max )*

A second good sized double bedroom

### BEDROOM THREE

*8'11 max x 11'6 max (2.72m max x 3.51m max )*

A third double bedroom with French doors to the balcony

### BEDROOM FOUR

*6'1 max x 8'10 max (1.85m max x 2.69m max )*

### BATHROOM

with pedestal hand basin, walk in shower with overhead shower attachment and stand alone bath with mixer tap

### WC

with low level WC housing a wash basin

### OUTSIDE

The generous rear garden is laid to areas of patio and lawn and enclosed by timber fencing with a raised decking area and garden room at the bottom

### GARDEN ROOM

a spacious garden room with a WC room making it an excellent and versatile space that could serve a multitude of purposes

### PARKING

The property benefits from a side drive providing highly sought after off street parking

### 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 BAND

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

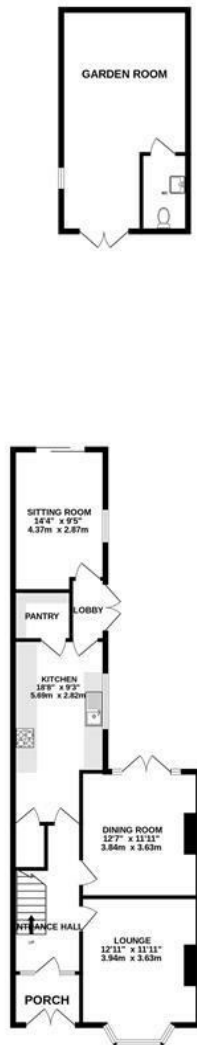
## VIEWINGS

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



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) <b>A</b></div></div>			<div><div></div><div><b>81</b></div></div>
<div><div></div><div>(81-91) <b>B</b></div></div>			
<div><div></div><div>(69-80) <b>C</b></div></div>			
<div><div></div><div>(55-68) <b>D</b></div></div>		<div><div></div><div><b>58</b></div></div>	
<div><div></div><div>(39-54) <b>E</b></div></div>			
<div><div></div><div>(21-38) <b>F</b></div></div>			
<div><div></div><div>(1-20) <b>G</b></div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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