



SYMONDS + GREENHAM

Estate and Letting Agents



113 Bricknell Avenue, Hull, East Yorkshire HU5 4EU

Offers in the region of £160,000

SPACIOUS THREE-BEDROOM MID-TERRACED HOME WITH SOUTH-FACING GARDEN – IDEAL FOR FAMILIES OR FIRST-TIME BUYERS

This beautifully presented mid-terraced home on Bricknell Avenue offers the perfect balance of style, comfort, and convenience. Located within close proximity to a range of amenities, including shops, supermarkets, cafes, bars, and restaurants, as well as highly regarded schools and excellent transport links, this property is perfectly suited for families or those stepping onto the property ladder.

Inside, the home boasts tasteful décor throughout and a thoughtful layout. The ground floor features a welcoming entrance hall, a bright and spacious living room, a dedicated dining room, and a well-equipped kitchen. Upstairs, you'll find two generous double bedrooms, a versatile single bedroom, and a modern family bathroom. The property also has the benefit of a new boiler, installed in 2024.

The outdoor spaces are just as appealing, with a low-maintenance front garden, a south-facing rear garden perfect for relaxing or entertaining, and the added benefit of a garage for secure storage or parking.

Don't miss this opportunity – contact us to arrange your viewing today!

GROUND FLOOR

ENTRANCE HALL

with under-stairs cupboard, stairs to first floor and door to dining room

LIVING ROOM

13'6 max x 11'5 max (4.11m max x 3.48m max)

with electric fire with ornamental surround and arch way through to...

DINING ROOM

17'2 max x 11'1 max (5.23m max x 3.38m max)

with door to...

KITCHEN

15'6 max x 7'9 max (4.72m max x 2.36m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob, space for fridge-freezer, plumbing for washing machine and door to rear garden.

FIRST FLOOR

BEDROOM 1

13'8 max x 9'5 max (4.17m max x 2.87m max)

with fitted wardrobes

BEDROOM 2

11'1 max x 8'8 max (3.38m max x 2.64m max)

with fitted wardrobes

BEDROOM 3

6'9 max x 6' max (2.06m max x 1.83m max)

BATHROOM

with low level WC, hand basin, bath with over head shower, heated towel rail, floor to ceiling tiles

OUTSIDE

The front garden is mainly laid to gravel.

The rear garden is mainly laid to lawn with a block paved patio area and a garage with vehicular access via the gated rear ten-foot.

CENTRAL HEATING

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

DOUBLE GLAZING

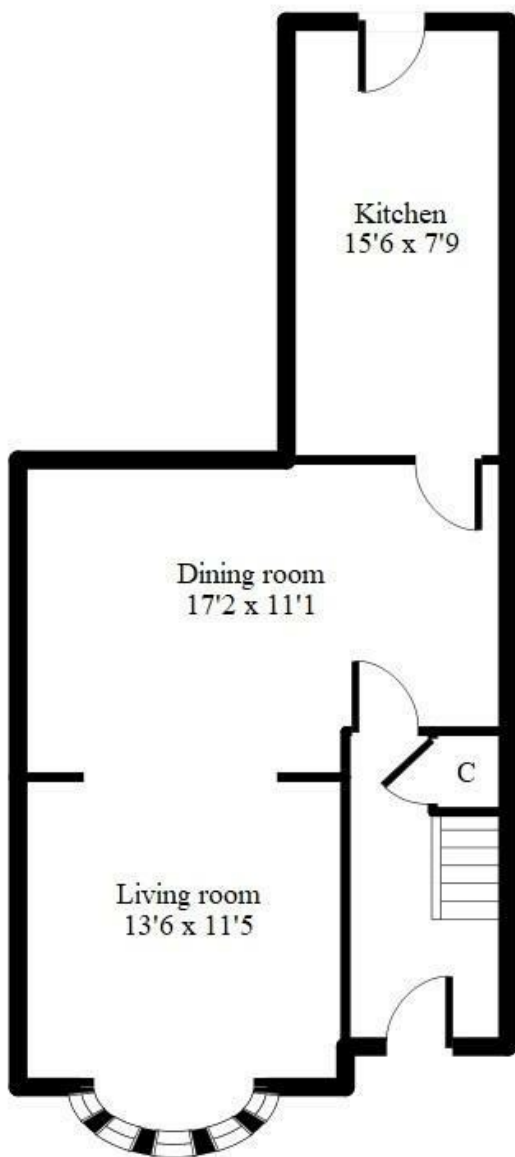
The property has the benefit of double glazing.

DISCLAIMER

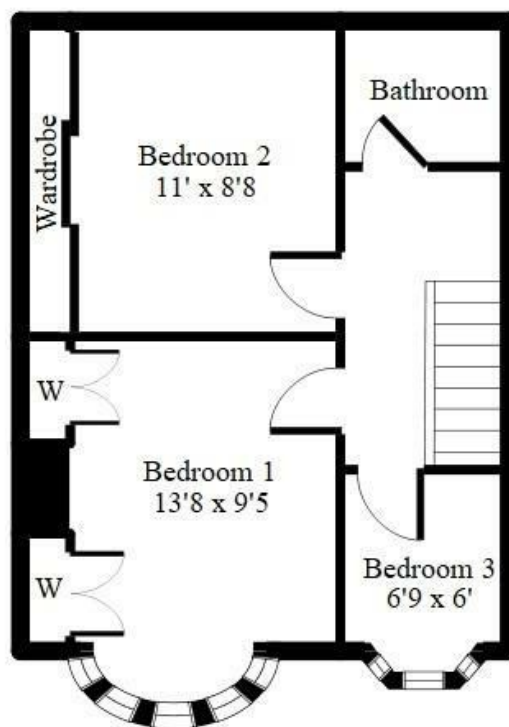
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



Ground floor



First floor

