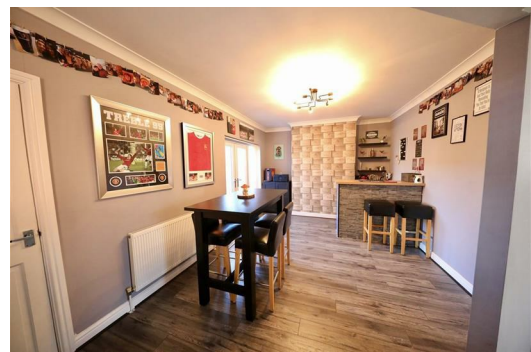




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 64 Ellesmere Avenue, Hull, HU8 9BT

### Offers over £204,000

SENSATIONAL THREE BED SEMI DETACHED - BEAUTIFUL REAR GARDEN WITH PERGOLA - POPULAR HU8 LOCATION - CLOSE TO AMENITIES - TWO RECEPTION ROOMS - GARAGE AND OFF STREET PARKING - WELL PRESENTED THROUGHOUT

This charming three bedroom semi detached property is located on Ellesmere Avenue, just off Holderness Road, in a sought after area known for its excellent amenities and convenient transport links. Perfectly positioned for families, the property benefits from proximity to shops, supermarkets and cafes, while also benefiting from regular bus routes into Hull city centre and towards the coast. Additionally, the home is situated close to several well regarded schools.

Stepping inside, the ground floor comprises a welcoming entrance hall that sets the tone for the rest of the home. The spacious living room provides a relaxing space for the family, while the dining room, complete with a stylish built-in bar, offers the perfect setting for entertaining guests. The kitchen is well equipped, providing plenty of storage and workspace, making it ideal for cooking or hosting family gatherings.

Upstairs, the property boasts three generously sized bedrooms, all beautifully presented and offering ample space for storage. The family bathroom is modern and functional, completing the first floor accommodation. Externally, the standout feature is the large, beautifully curated rear garden, a true sanctuary for outdoor living. Whether you're relaxing on a sunny afternoon or hosting a barbecue with friends and family, this space offers endless possibilities. To the front and side of the property, a driveway provides convenient off street parking, adding practicality to the home. The home is also fitted with a house alarm system, which is connected to the garage, ensuring peace of mind and added security for the property.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### LIVING ROOM

*12'11 x 11'7 max (3.94m x 3.53m max)*

a fantastic living room with gas fireplace and bay window

### DINING ROOM/BAR

*18'2 x 11'0 max (5.54m x 3.35m max)*

a fantastic reception room with built in bar and double doors to the rear garden

### KITCHEN

*14'2 x 8'6 max (4.32m x 2.59m max)*

a good sized kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, plumbing for washing machine, space for American style fridge freezer, with door to the rear garden

## FIRST FLOOR

### LANDING

### BEDROOM 1

*11'8 x 10'7 max (3.56m x 3.23m max)*

a spacious double bedroom with fitted cupboard

### BEDROOM 2

*12'4 x 10'6 max (3.76m x 3.20m max)*

a wonderful double bedroom with bay window

### BEDROOM 3

*7'0 x 6'6 max (2.13m x 1.98m max)*

### BATHROOM

with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with electric shower

### OUTSIDE

the piece de resistance; a fantastic rear garden, recently landscaped to a superb standard with composite decking, pavers and artificial grass, leading to a fabulous pergola/gazebo (with power supply) that is quite the sun trap, enclosed by timber fencing.

To the front, the property boasts a front drive enclosed by low level brick wall, leading down a shared access route to a detached garage

### GARAGE

with power supply and alarm system

### CENTRAL HEATING

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

### 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.

### DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

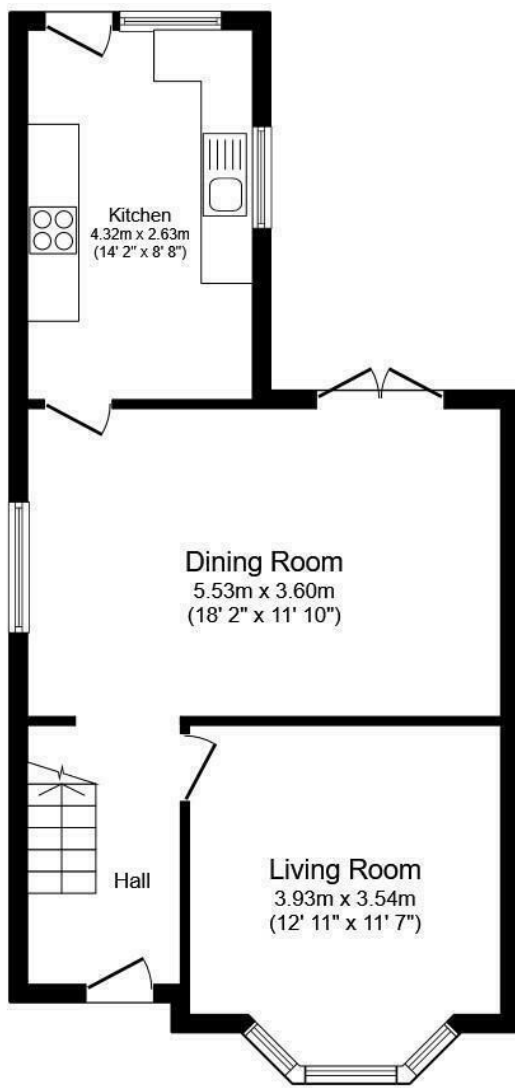
Symonds + Greenham have been informed that this property is Freehold.

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

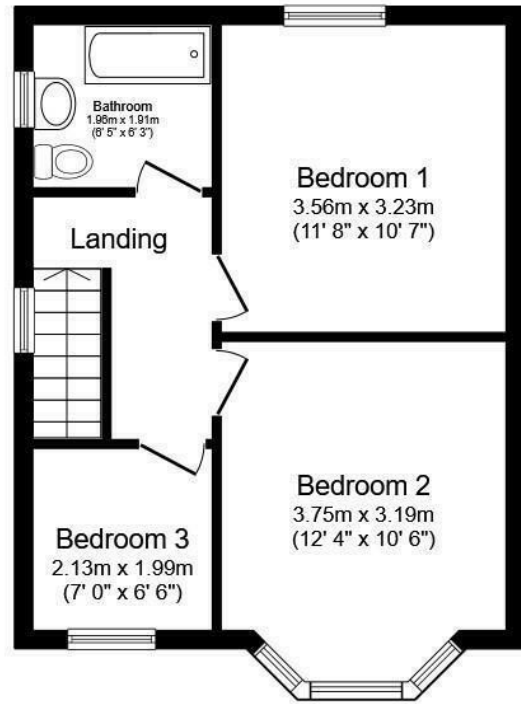
## VIEWINGS

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





**Ground Floor**



**First Floor**

Total floor area 91.4 sq.m. (984 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (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 energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (49-60) <b>C</b> (35-48) <b>D</b> (21-34) <b>E</b> (11-20) <b>F</b> (1-10) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

