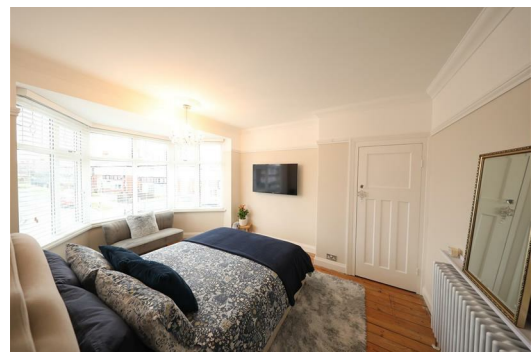




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 26 Legarde Avenue, Hull, HU4 6AP

### Offers over £255,000

This exceptional three-bedroom semi-detached home on the sought-after Legarde Avenue, Hull, offers the perfect blend of style, comfort, and convenience. With a private driveway providing hassle-free off-street parking, this property is ideal for modern family living.

Inside, two elegantly decorated reception rooms offer versatile spaces for both relaxation and entertaining, enhanced by a tasteful interior that exudes warmth and charm. The three well-proportioned bedrooms provide generous accommodation, ensuring comfort for the whole family. A well-appointed bathroom adds to the home's practicality, catering to the needs of a busy household.

The highlight of this property is its spacious rear garden—perfect for children to play, outdoor dining, or unwinding in a peaceful setting.

Located in a desirable area, this home is within easy reach of local amenities, schools, and parks, making it a fantastic choice for families.

A superb opportunity to secure a stylish and well-maintained home in a prime Hull location—schedule a viewing today!

## GROUND FLOOR

### ENTRANCE HALL

with understairs storage cupboard and stairs to the first floor

### LOUNGE

15'5 x 10'6 (4.70m x 3.20m )

An excellent sized reception room with multi fuel log burner and French doors to the rear garden

### DINING ROOM

11'0 x 11'4 (3.35m x 3.45m )

A second good sized reception room with feature fire place surround and bay window

### KITCHEN

15'4 x 6'5 (4.67m x 1.96m )

A bright kitchen with a range of eye and base level units with complementing work surfaces, ceramic sink and drainer, electric oven, gas hob with overhead extractor fan, space for fridge freezer, integrated washing machine, integrated dishwasher, understairs storage, pantry cupboard and door to the rear garden

## FIRST FLOOR

### LANDING

### BEDROOM ONE

11'0 x 10'5 (3.35m x 3.18m )

An excellent sized double bedroom with bay window

### BEDROOM TWO

11'3 x 10'5 (3.43m x 3.18m )

A second good sized double with garden views

### BEDROOM THREE

7'3 x 6'6 (2.21m x 1.98m )

### SHOWER ROOM

6'2 x 6'6 (1.88m x 1.98m )

with low level WC, pedestal hand basin, heated towel rail and walk in shower cubicle with overhead shower attachment

### LOFT

The loft is fully boarded with eaves storage, a drop down ladder, electrics and a velux window.

### OUTSIDE

A generously sized, beautifully landscaped garden featuring two paved patios, lush lawned areas, and well-maintained planted borders

### PARKING

The front of the property features a private gravel driveway, complemented by a gated side drive that provides access to a detached garage and workshop at the rear.

### 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 B

## VIEWINGS

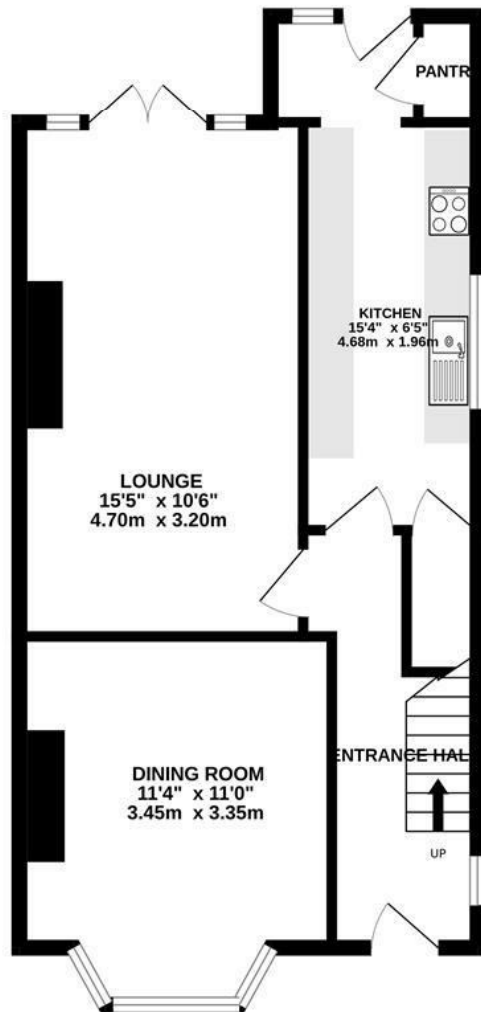
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

## DISCLAIMER

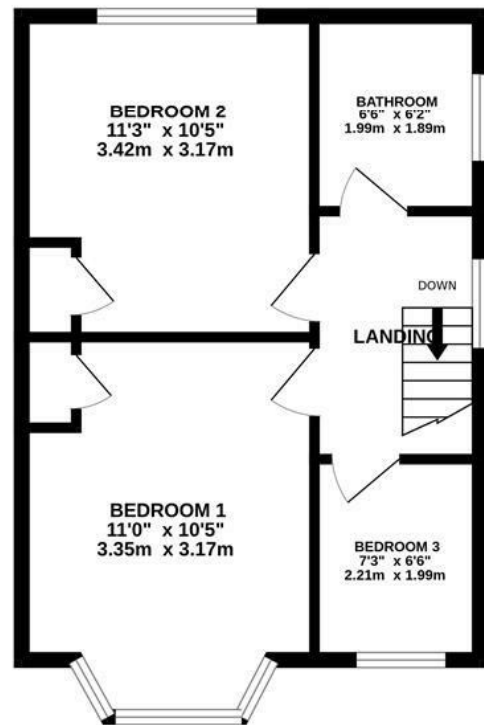
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



**GROUND FLOOR**  
550 sq.ft. (51.1 sq.m.) approx.




**1ST FLOOR**  
420 sq.ft. (39.0 sq.m.) approx.



**TOTAL FLOOR AREA : 969 sq.ft. (90.1 sq.m.) approx.**

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>84</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>61</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	