



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 221 Bricknell Avenue, Hull, HU5 4NS

### £240,000

FOUR BED END TERRACED WITH DOUBLE EXTENSION - TWO BATHROOMS - HIGHLY SOUGHT AFTER HU5 LOCATION - NEEDS UPDATING THROUGHOUT - FANTASTIC PLOT - HUGE REAR GARDEN - ENORMOUS POTENTIAL FOR FURTHER EXTENSION DUE TO PLOT SIZE

Situated on Bricknell Avenue in the highly sought after HU5 location, this extended four bedroom end terraced property occupies a fantastic and advantageous plot with an enormous rear and side garden. Offering huge potential and space for further expansion, the home requires updating throughout, making it an exciting opportunity for buyers looking to put their own stamp on a property. Ideally positioned close to a range of amenities and excellent schools, this is a perfect family home in a prime residential area.

The ground floor comprises a welcoming entrance hall leading to a spacious living room, a separate dining room, a kitchen and a ground floor bathroom. To the first floor, there are three generously sized double bedrooms, a fourth bedroom and a family bathroom.

Externally, the property boasts an expansive rear garden, ideal for outdoor activities and entertaining, along with a converted garage/summerhouse offering additional space. To the front, a huge driveway provides ample off street parking. This is a rare opportunity to acquire a home with incredible outdoor space in a highly desirable location.

BOOK YOUR VIEWING NOW!

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to bathroom and...

### DINING ROOM

*10'9 x 10'8 max (3.28m x 3.25m max)*

an open dining room, adjoining the...

### LIVING ROOM

*14'10 x 11'6 exc bay (4.52m x 3.51m exc bay )*

a good sized living room with bay window and bi folding door

### KITCHEN

*16'4 x 10'7 max (4.98m x 3.23m max)*

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, space for fridge freezer, space for washing machine and double doors leading to the rear garden

### BATHROOM

with low level w/c, pedestal sink basin and panelled bath, with tiles to splash back areas

## FIRST FLOOR

### LANDING

### BEDROOM 1

*11'5 x 11'2 max (3.48m x 3.40m max)*

a good sized primary bedroom with bay window

### BEDROOM 2

*17'5 x 8'4 max (5.31m x 2.54m max)*

another spacious double bedroom

### BEDROOM 3

another large double bedroom

### BEDROOM 4

### BATHROOM

with low level w/c, pedestal sink basin and panelled bath with electric shower, with tiles to splash back areas

### OUTSIDE - REAR

an expansive south west facing rear garden with paved patio, large lawn area and summer house with power supply, enclosed by timber fencing

### OUTSIDE - FRONT

a large gravelled driveway providing off street parking for multiple vehicles, with concrete path and low level brick wall

### 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 B.

### 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.

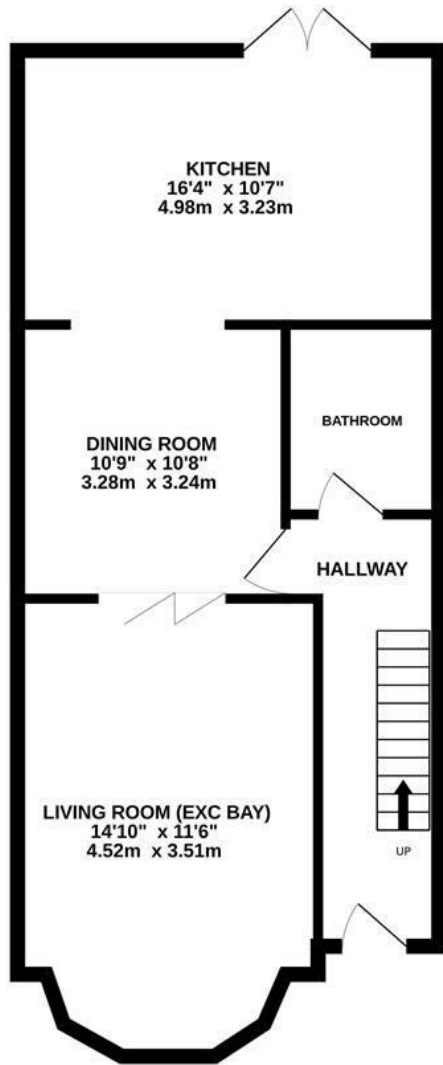
If you require more information on the tenure of this property please contact the office on 01482 444200.

## VIEWINGS

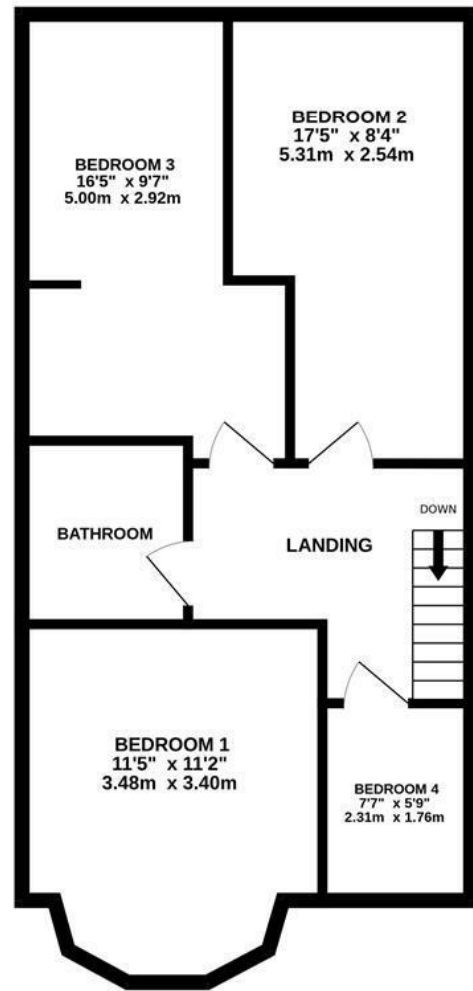
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.

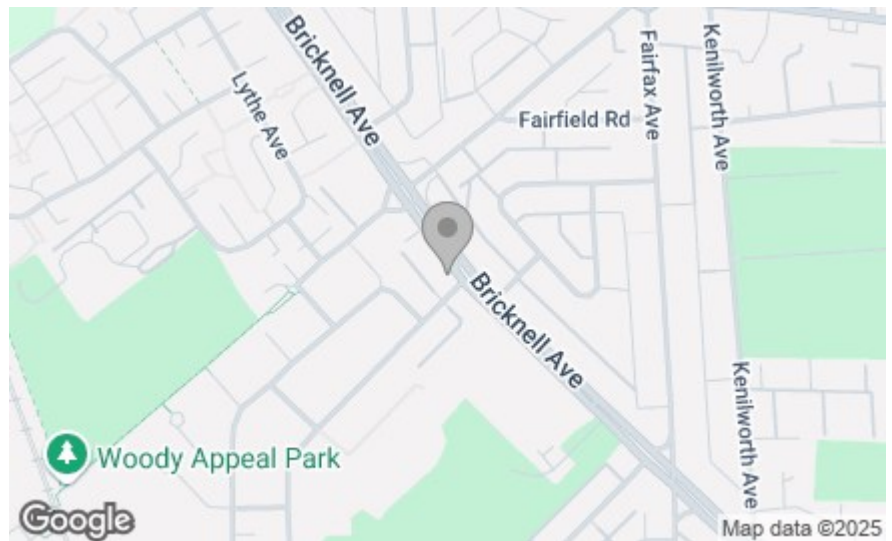



1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.0 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			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>58</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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	