



SYMONDS + GREENHAM

Estate and Letting Agents



18 Ditmas Avenue, Hull, Yorkshire HU4 7SA

£160,000

SPACIOUS & MODERN LIVING – VERSATILE RECEPTION ROOMS – PRIME ANLABY COMMON LOCATION

Nestled in the sought-after area of Anlaby Common, this charming semi-detached house on Ditmas Avenue offers a delightful blend of comfort and modern living. With three generously sized double bedrooms, this property is perfect for families or those seeking extra space. The master bedroom boasts the added luxury of an ensuite bathroom, providing a private retreat for relaxation.

The home features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The modern kitchen is a standout feature, designed to cater to all your culinary needs while providing a bright and airy space to gather.

Situated in a popular location, you will find a range of amenities right on your doorstep, making daily life convenient and enjoyable. Whether you are looking for local shops, parks, or schools, everything you need is within easy reach.

This property presents an excellent opportunity for those seeking a well-appointed home in a vibrant community. With its spacious layout and modern features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

LIVING ROOM

19'6 x 13'0 max (5.94m x 3.96m max)

Log burner

RECEPTION ROOM

10'0 x 7'5 max (3.05m x 2.26m max)

UTILITY

Plumbing for washing machine, dryer and cloakroom space

BATHROOM

7'6 x 5'7 max (2.29m x 1.70m max)

Panelled bath, vanity hand basin, low level w/c, tiled to splash back areas

KITCHEN

13'11 x 9'5 max (4.24m x 2.87m max)

Base to eye level units, complementary work top surfaces, sink and draining unit, electric oven and hob with overhead extractor fan, integrated dishwasher, tiled to splash back areas, space for fridge freezer, french doors

BEDROOM ONE

15'4 x 9'0 max (4.67m x 2.74m max)

With ensuite

ENSUITE

Walk in shower, vanity hand basin, low level w/c

BEDROOM TWO

11'10 x 10'1 max (3.61m x 3.07m max)

BEDROOM THREE

9'10 x 8'10 (3.00m x 2.69m)

Fitted wardrobes

OUTSIDE

Front of the property is paved. Rear garden is laid to lawn with paved seating area and gravelled seating area

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 "A"

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

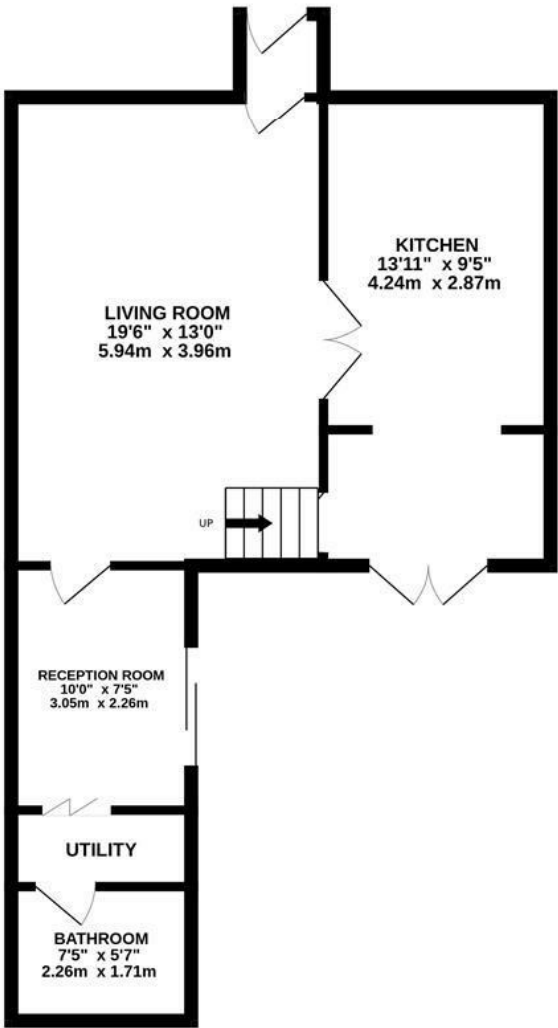
DISCLAIMER

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.

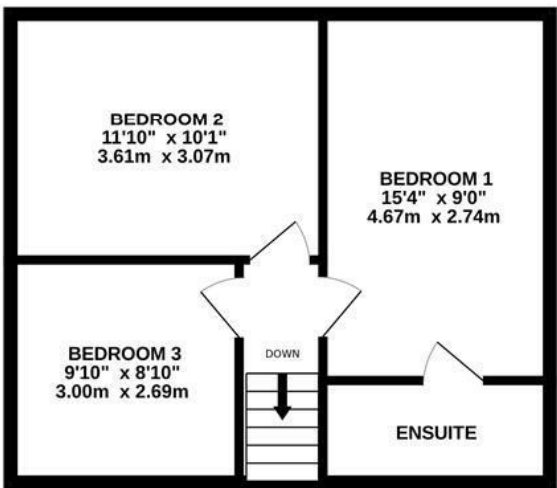
VIEWINGS

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

GROUND FLOOR



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		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

