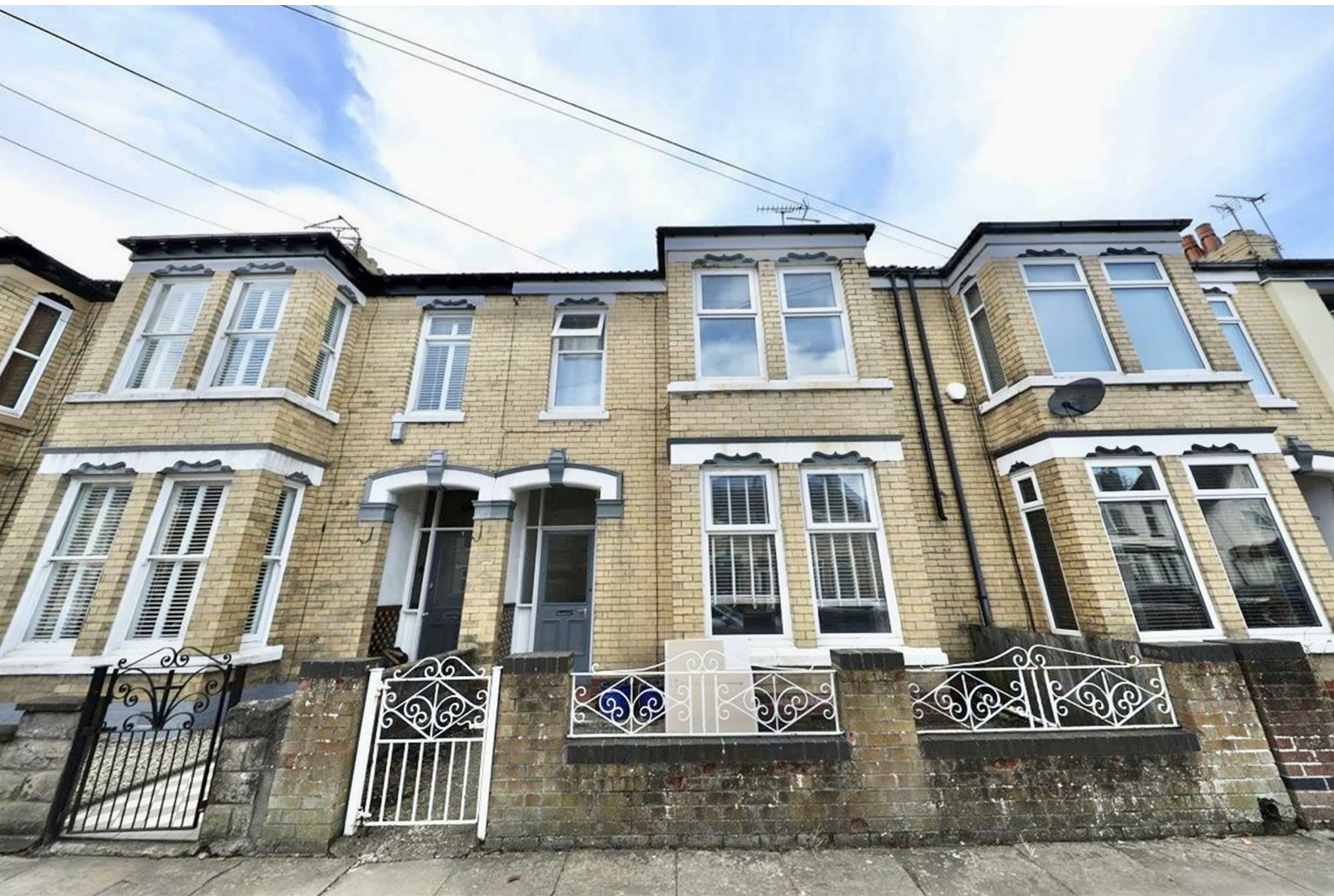




SYMONDS + GREENHAM

Estate and Letting Agents



9 Hamlyn Avenue, Hull, HU4 6BT

Offers over £230,000

STYLISH FOUR BED PERIOD PROPERTY - MODERN KITCHEN AND BATHROOM - POPULAR HU4 LOCATION - WELL PRESENTED THROUGHOUT - DEAL FAMILY HOME - CLOSE TO GOOD SCHOOLS & AMENITIES

Situated on Hamlyn Avenue in the popular HU4 location, this stunning four bedroom period property is perfect for families seeking a spacious and stylish home. With its charming character features and modern touches, the property is ideally positioned close to excellent schools, local amenities, and transport links, offering both convenience and comfort.

The ground floor boasts a beautifully presented entrance hall leading to a bright and inviting living room, complete with a decorative fireplace. A separate sitting room provides additional space to relax, while the open plan modern kitchen and breakfast room create a fantastic space for family living and entertaining. A utility room and a convenient W/C complete the ground floor layout. Upstairs, three generous double bedrooms and a single fourth bedroom offer flexible accommodation, all served by a stylish and contemporary family bathroom.

Externally, the property benefits from a secluded rear garden, perfect for outdoor enjoyment, along with a garage and ten foot access for added practicality. Combining period charm with modern living, this fantastic home is an excellent opportunity for families looking to settle in a sought after location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

LOUNGE

16'2 x 14'9 max (4.93m x 4.50m max)

a stylish reception room with bay window and feature fireplace

SITTING ROOM

13'3 x 13'3 max (4.04m x 4.04m max)

another lovely sitting room

KITCHEN/BREAKFAST ROOM

21'4 x 11'9 max (6.50m x 3.58m max)

with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with mixer tap and drainer unit, integrated oven with gas hob and overhead extractor fan, space for American style fridge freezer, fitted floor to ceiling units, with door to the rear garden and door to...

UTILITY ROOM

5'3 x 5'2 max (1.60m x 1.57m max)

with work bench, sink basin with drainer unit, plumbing for washing machine and space for tumble dryer, and door to...

W/C

with low level w/c

FIRST FLOOR

LANDING

BEDROOM 1

16'2 x 13'3 max (4.93m x 4.04m max)

a good sized primary bedroom with bay window, feature fireplace and fitted storage cupboard

BEDROOM 2

13'3 x 13'3 max (4.04m x 4.04m max)

another spacious double bedroom with feature fireplace and fitted storage cupboard

BEDROOM 3

11'9 x 10'1 max (3.58m x 3.07m max)

a third double bedroom

BEDROOM 4

9'3 x 6'5 max (2.82m x 1.96m max)

BATHROOM

with low level w/c, pedestal sink basin, walk in shower, heated towel rail and panelled bath, with tiles to splash back areas

OUTSIDE

a lovely rear garden mainly laid with artificial grass with built-in plant borders containing a variety of shrubbery, with garage to rear and access to ten foot

GARAGE

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.

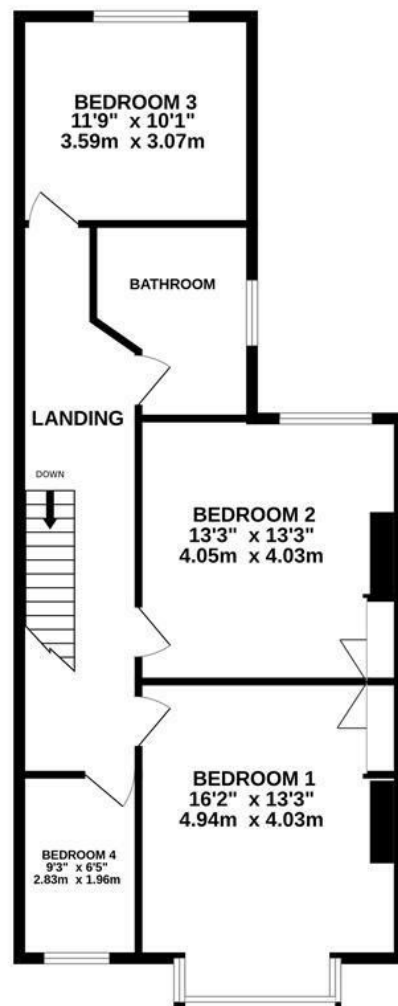
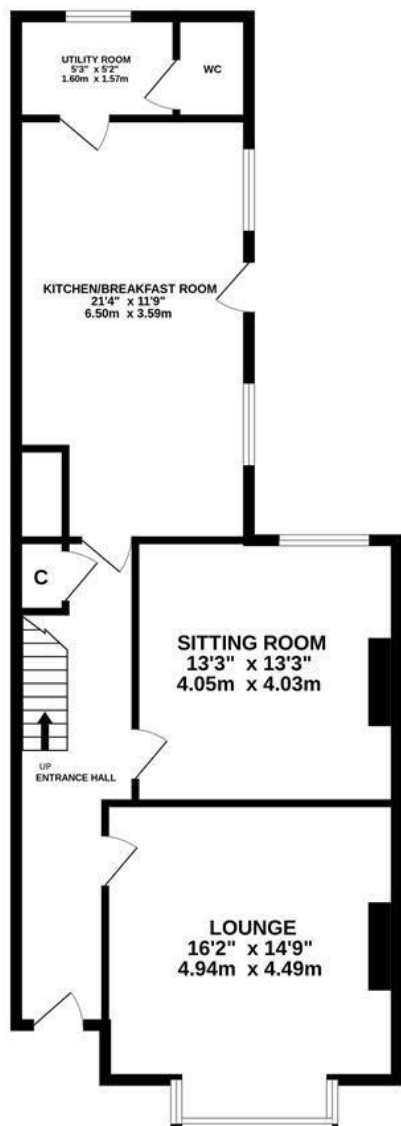
TENURE

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.



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			84
(81-91) B			
(69-80) C			
(55-68) D		69	
(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			
(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	