



SYMONDS + GREENHAM

Estate and Letting Agents



41 National Avenue, Hull, HU5 4HP

£160,000

THREE BED END TERRACED - BEAUTIFUL REAR GARDEN - POPULAR HU5 LOCATION - OFF STREET PARKING - CLOSE TO AMENITIES - OPEN PLAN LIVING

Situated on National Avenue in the popular HU5 location, this well presented three bedroom end terraced home offers spacious and modern living, perfect for families or first time buyers. Ideally positioned close to excellent schools and a range of local amenities, the property combines convenience with a stylish and comfortable living space.

The ground floor boasts an open plan layout, creating a bright and airy atmosphere throughout the living room, dining area and well equipped kitchen. A cosy snug provides additional versatile living space, while a useful workshop adds practicality for storage or hobbies. Upstairs, three generously sized bedrooms are served by a well appointed family bathroom.

Externally, the beautifully landscaped rear garden offers a peaceful retreat, ideal for relaxing or entertaining. To the front, a private driveway provides valuable off street parking.

With its sought after location, stylish interior and fantastic outdoor space, this is a wonderful opportunity to secure a superb family home.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

LIVING ROOM

15'2 x 13'1 max (4.62m x 3.99m max)

a well presented living room with bay window and door to...

KITCHEN

18'2 x 8'9 max (5.54m x 2.67m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for Range style oven, extractor fan, plumbing for washing machine, space for tumble dryer, adjoining the...

DINING AREA

13'1 x 8'9 max (3.99m x 2.67m max)

a cosy dining area

SNUG

12'3 x 7'1 max (3.73m x 2.16m max)

a lovely reception room

FIRST FLOOR

LANDING

BEDROOM 1

12'2 x 9'5 max (3.71m x 2.87m max)

with bay window

BEDROOM 2

9'9 x 7'7 max (2.97m x 2.31m max)

with fitted wardrobes

BEDROOM 3

6'9 x 6'5 max (2.06m x 1.96m max)

BATHROOM

with low level w/c, sink basin with vanity unit and panelled bath with overhead shower attachment

WORKSHOP

with power supply

OUTSIDE

a spacious rear gardenk, laid with artifiicial grass with raised decking areas, with planters, enclosed by timber fencing.]

To the front, the property boasts a front drive, providing off street parking

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.

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

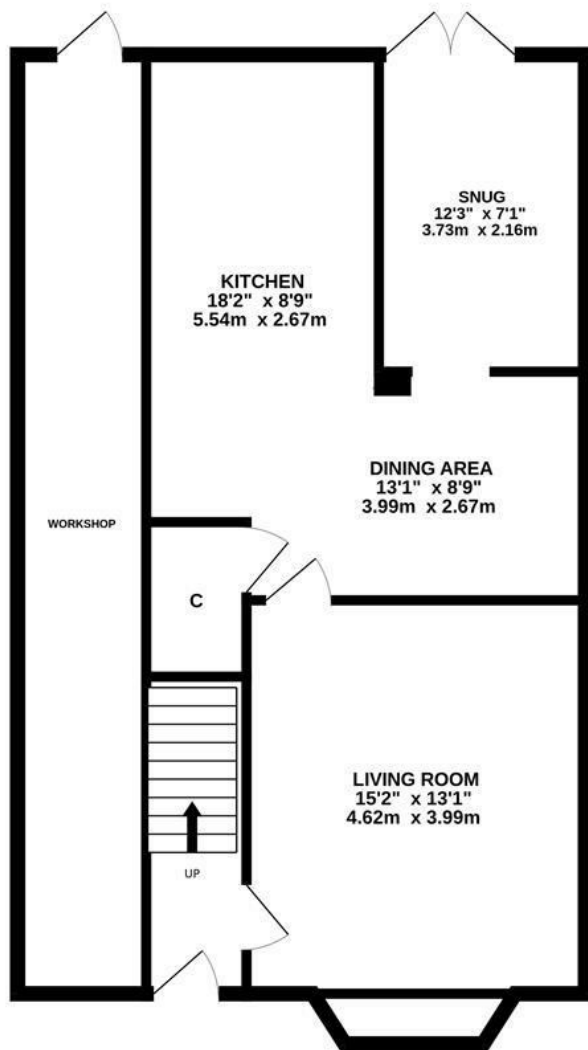
Symonds + Greenham have been informed that this property is Freehold.

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

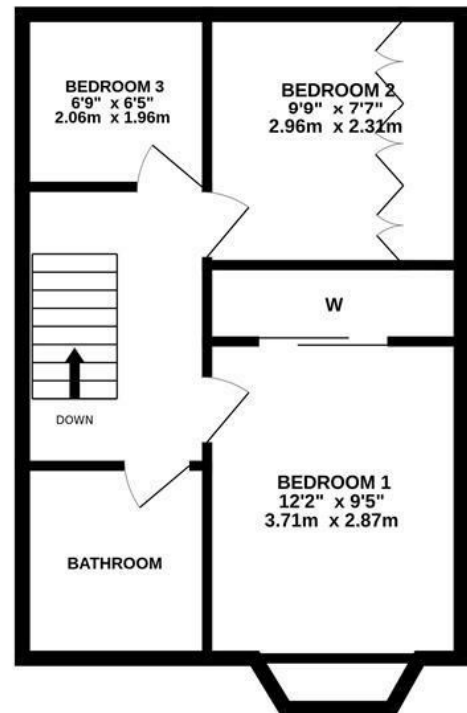
VIEWINGS

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

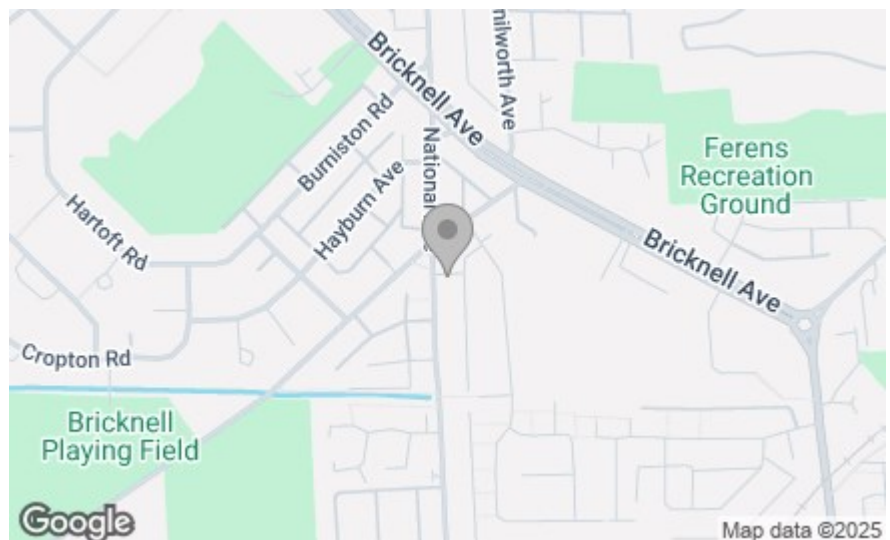
GROUND FLOOR



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