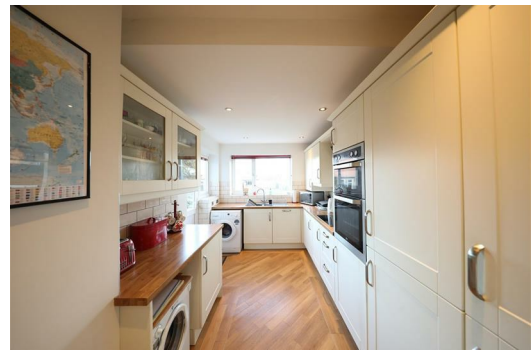




SYMONDS + GREENHAM

Estate and Letting Agents



14 Chestnut Avenue, Hull, HU10 6PD

Offers over £230,000

Tucked away on charming Chestnut Avenue in the heart of Willerby, Hull, this delightful mid-terrace house is more than just a property—it's where your next chapter begins. With three beautifully appointed bedrooms, a light-filled open-plan lounge and dining area, and a stunningly spacious rear garden, this home effortlessly combines comfort and style for modern family living.

Located in one of the area's most sought-after neighbourhood, this home offers access to outstanding schools and a warm, welcoming community. With a variety of local amenities just steps away and excellent transport links to Hull's vibrant city center, you'll enjoy convenience and connection at every turn.

Seize the opportunity to make this house your forever home and embrace the lifestyle you've been dreaming of in this wonderful corner of Willerby.

GROUND FLOOR

ENTRANCE HALL

with understairs storage cupboard and stairs to the first floor



OPEN PLAN LOUNGE/DINER

11'9 max x 27'4 max (3.58m max x 8.33m max)

LOUNGE

with electric fire place and bay window

DINER

with door to the rear garden

KITCHEN

8'9 max x 16'11 max (2.67m max x 5.16m max)

A modern kitchen with a range of eye and base level units with complementing work surfaces, space for tumble dryer, plumbing for washing machine, stainless steel sink and drainer unit, integrated dishwasher, induction hob with overhead extractor fan, integrated electric oven and grill, integrated fridge freezer and door to the rear garden

DOWNSTAIRS WC

Convenient downstairs toilet with low level WC and pedestal hand basin



FIRST FLOOR

LANDING

BEDROOM ONE

10'6 max x 11'6 max (3.20m max x 3.51m max)

An excellent sized double bedroom with bay window and fitted wardrobes

BEDROOM TWO

10'6 max x 12'7 max (3.20m max x 3.84m max)

A second good sized double with fitted wardrobes and door to the balcony



BALCONY

with views of the rear garden



BEDROOM THREE

7'5 max x 8'3 max (2.26m max x 2.51m max)



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.

BATHROOM

7'2 max 8'2 max (2.18m max 2.49m max)

with low level WC, vanity hand basin unit, heated towel rail, tiled bath with mixer tap, shower cubicle with overhead shower attachment and tiles from floor to ceiling



OUTSIDE



GARAGE

The property has the benefit of rear access and a garage.

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

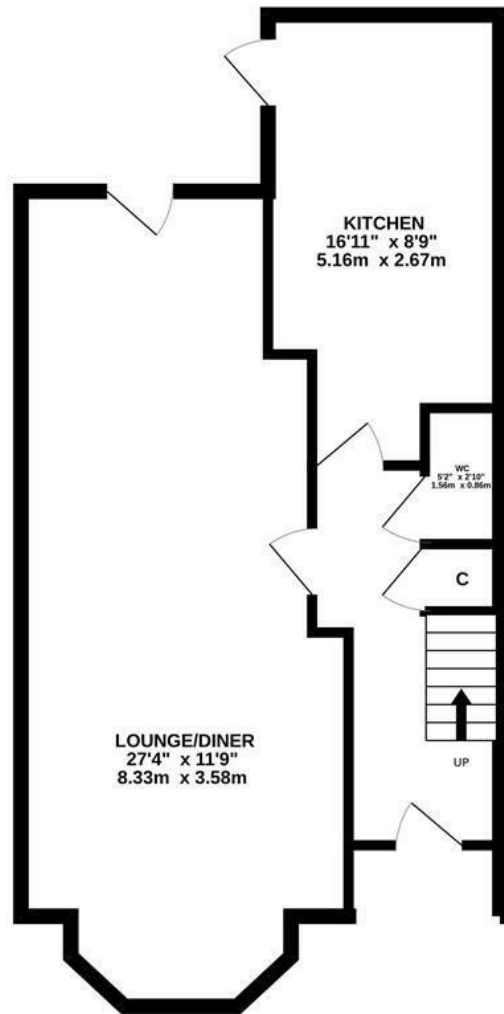
Symonds + Greenham have been informed that this property is in Council Tax Band C

VIEWINGS

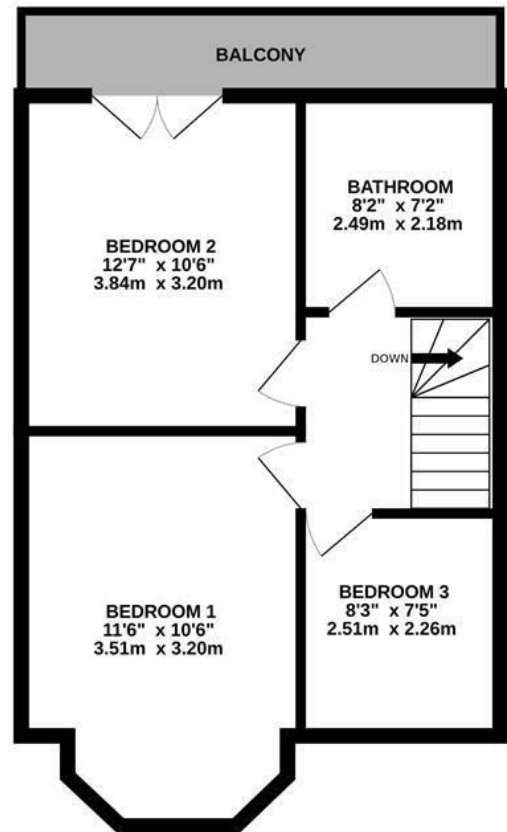
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

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

