



SYMONDS + GREENHAM

Estate and Letting Agents



378 Bricknell Avenue, Hull, East Yorkshire HU5 4QD

£180,000

THREE WELL-PROPORTIONED BEDROOMS AND SPACIOUS RECEPTION ROOM - GENEROUS KITCHEN/DINER WITH COSY LOG BURNER - OFF-STREET PARKING - CLOSE TO LOCAL SCHOOLS AND COLLEGE

Nestled on the charming Bricknell Avenue in Hull, this delightful mid-terrace house presents an exceptional opportunity for families seeking a warm and inviting home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life. The spacious reception room offers a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The heart of the home is undoubtedly the generous kitchen/diner, which features a cosy log burner, creating a perfect setting for family meals and gatherings during the colder months. The east-facing garden provides a tranquil outdoor space, ideal for enjoying the morning sun and unwinding after a busy day.

Parking is a breeze with off-street space available for up to three vehicles, ensuring convenience for family and visitors alike. The location is particularly advantageous, with a fantastic selection of local schools nearby, making it an ideal choice for families with children.

This property is not just a house; it is an amazing family home that combines comfort, space, and a prime location. Whether you are looking to settle down or invest in a property with great potential, this home on Bricknell Avenue is certainly worth considering.

HALLWAY

LOUNGE

12'11 x 16'1 max (3.94m x 4.90m max)

Bay window, feature fireplace

DINING ROOM

12'0 x 11'11 max (3.66m x 3.63m max)

Log burner, french doors leading to the garden

KITCHEN

13'10 x 7'2 max (4.22m x 2.18m max)

Base to eye level units, complementary work top surfaces, Belfast sink with traditional stainless steel tap, electric oven and gas hob with overhead extractor fan, integrated dishwasher, integrated fridge, tiled to splash back areas

UTILITY

Space for fridge freezer, plumbing for washer

BEDROOM ONE

16 x 10'7 max (4.88m x 3.23m max)

Bay window

BEDROOM TWO

12'3 x 10'8 max (3.73m x 3.25m max)

Fitted wardrobes

BEDROOM THREE

8'2 x 7'4 max (2.49m x 2.24m max)

BATHROOM

8 x 6'1 max (2.44m x 1.85m max)

Panelled bath with overhead shower, pedestal hand basin, low level w/c, heated towel rail

OUTSIDE

Front of the property benefits from a paved drive for off street parking, rear garden is east facing and is mainly laid to lawn with some shrubbery, garage sits at the bottom of the garden

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"

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

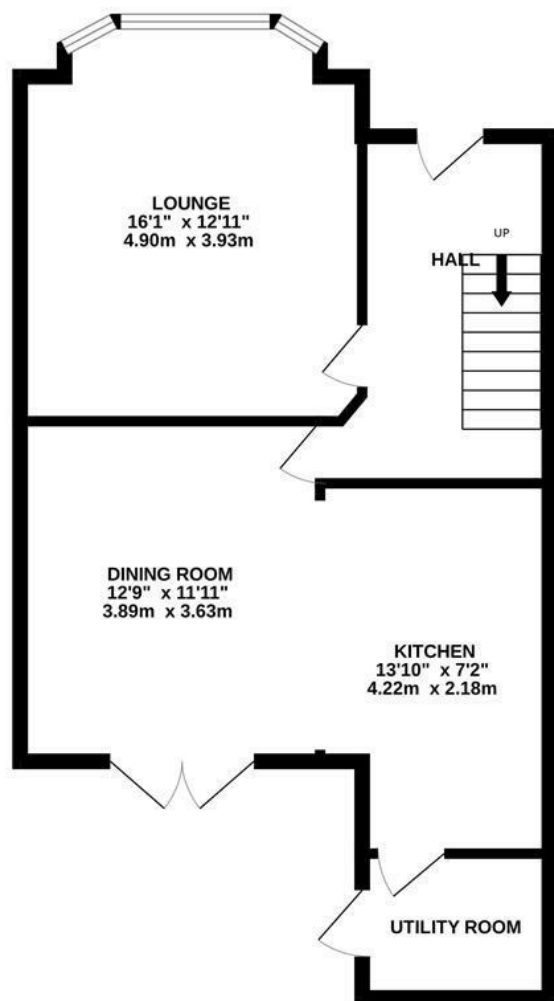
DISCLAIMER

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.

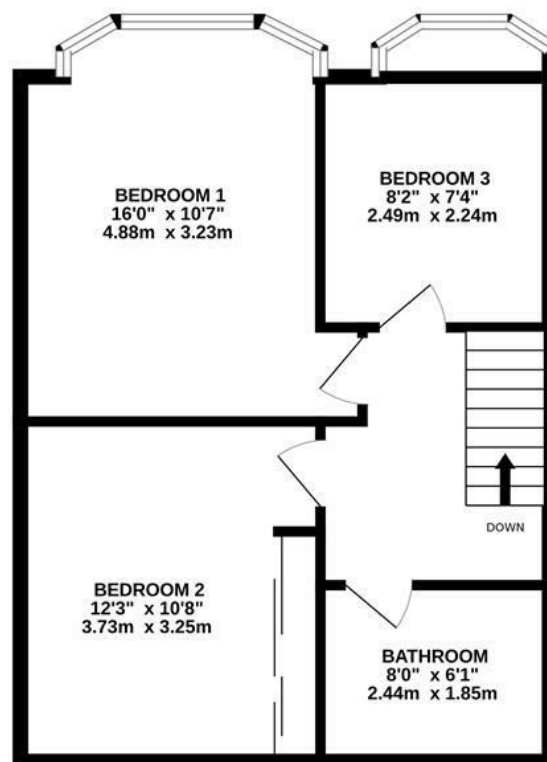
VIEWINGS

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

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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.
Made with Metropix ©2025

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			
(02 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	

