



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **101 Grangeside Avenue, Hull, HU6 8LR**

### **Offers over £150,000**

Situated on Grangeside Avenue in Hull, this beautifully presented semi-detached home is ideal for first-time buyers and growing families. With four generously sized bedrooms and two bathrooms, the property offers spacious, practical living across three floors.

A bright and inviting open plan reception room provides the perfect setting for relaxing evenings or entertaining guests, while the converted loft adds valuable versatility—ideal as a home office, playroom, or guest suite.

The expansive rear garden is a standout feature, offering plenty of room for children to play or for summer entertaining. A detached garage adds useful storage or workshop potential, and off-street parking is available for up to four vehicles via both front and side access—making daily life easy and convenient.

Offered with no onward chain, this home combines comfort, space, and flexibility—ready for its next chapter.

## GROUND FLOOR

### PORCH

### ENTRANCE HALL

with stairs to first floor

### LOUNGE/DINING AREA

*26'10 max x 11'10 max (8.18m max x 3.61m max)*

with feature electric fireplace and door to the rear garden

### KITCHEN

*7'0 max x 9'4 max (2.13m max x 2.84m max)*

A spacious kitchen with a range of eye and base level units with complementing work surfaces, electric oven, induction hob, stainless steel sink and drainer unit, plumbing for washing machine and dishwasher and space for fridge freezer

### SHOWER ROOM

### WC

## FIRST FLOOR

### BEDROOM 1

*14'6 max x 11'3 max (4.42m max x 3.43m max)*

### BEDROOM 2

*11'3 max x 11'2 max (3.43m max x 3.40m max)*

### BEDROOM 3

*9'5 max x 8'11 max (2.87m max x 2.72m max)*

### BATHROOM

*7' max x 6'6 max (2.13m max x 1.98m max)*

with low level WC, pedestal hand basin and panelled bath with shower attachment

## SECOND FLOOR

### BEDROOM 4/LOFT ROOM

*13'3 max x 12' max (4.04m max x 3.66m max)*

## OUTSIDE

### CENTRAL HEATING

The property has the benefit of gas central heating.

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

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

### COUNCIL TAX BAND

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

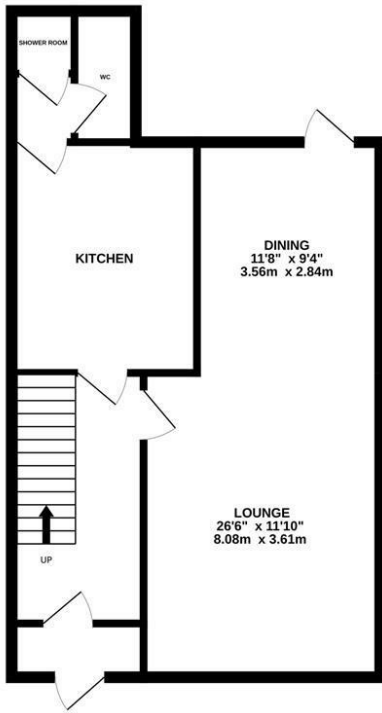
### DISCLAIMER

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.

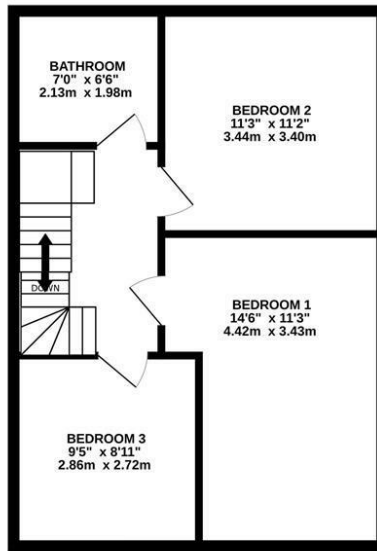
### VIEWINGS

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

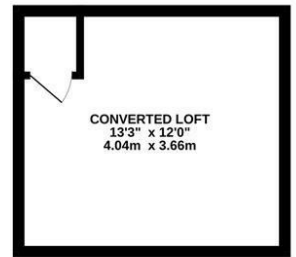
GROUND FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR  
164 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 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.  
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| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Current                                                         | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (02 plus) <b>A</b>                                              |                         |
| (81-91) <b>B</b>                                                |                         |
| (69-80) <b>C</b>                                                |                         |
| (55-68) <b>D</b>                                                |                         |
| (39-54) <b>E</b>                                                |                         |
| (21-38) <b>F</b>                                                |                         |
| (1-20) <b>G</b>                                                 |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |

