



SYMONDS + GREENHAM

Estate and Letting Agents



20 Bricknell Avenue, Hull, East Yorkshire HU5 4JS

Offers over £275,000

Located on the ever-popular Bricknell Avenue, this beautifully presented three-bedroom semi-detached home offers a fantastic opportunity for families seeking space, style, and a prime location. Positioned just steps from the highly regarded Bricknell Primary School and Kelvin Hall Secondary School, it's perfectly placed for convenient family living.

The home welcomes you with a bright entrance hall leading to a ground floor cloakroom/WC, a spacious front lounge ideal for relaxing evenings, and a separate dining room perfectly suited for entertaining or family meals. The fitted kitchen is both functional and well-designed, offering ample storage and workspace to support busy daily routines.

Upstairs, three well-proportioned bedrooms provide generous accommodation, ideal for a growing family. The standout feature is the large family bathroom, complete with a stylish four-piece suite, bringing a touch of everyday luxury.

Outside, the property offers off-street parking, a low-maintenance rear garden, and a large garage. Notably, the rear of the garage has been thoughtfully converted into a versatile space, currently used as a home gym—perfect for fitness enthusiasts or those in need of a flexible work-from-home area.

This is a superb opportunity to secure a well-maintained, spacious home in one of Hull's most desirable locations—don't miss your chance to make it yours.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

DINING ROOM

KITCHEN

DOWNSTAIRS WC

FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

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

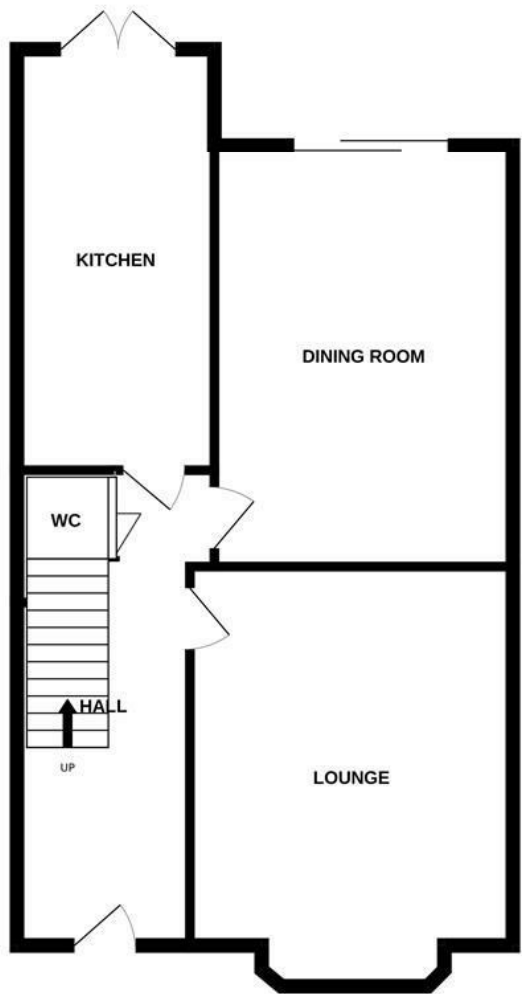
VIEWINGS

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

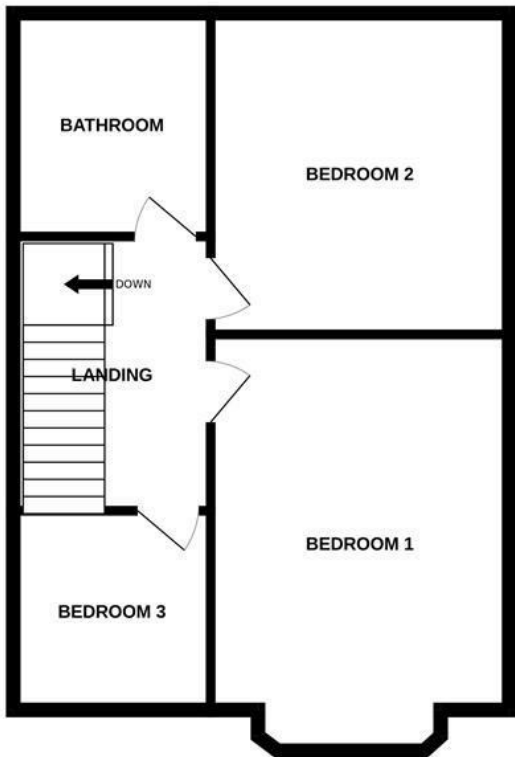
DISCLAIMER

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.

GROUND FLOOR




1ST FLOOR



20 BRICKNELL AVENUE, HULL, HU5 4JS

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	63	
(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	

