



SYMONDS + GREENHAM

Estate and Letting Agents



193 De La Pole Avenue, Hull, HU3 6RF

£95,000

TWO WELL-PROPORTIONED BEDROOMS AND A SPACIOUS, FLEXIBLE LIVING AREA - CLOSE TO WEST PARK, LOCAL SHOPS, AND WALTON STREET MARKET - OFF-STREET PARKING AND A WELL-EQUIPPED KITCHEN FOR FAMILY LIVING

Nestled on the charming De La Pole Avenue in Hull, this well-presented semi-detached house offers a delightful living experience for families and professionals alike. With two inviting bedrooms and a well-appointed bathroom, this property is perfect for those seeking comfort and convenience.

Upon entering, you will find a spacious lounge that seamlessly integrates a dining area, currently utilised as a home office, providing flexibility to suit your lifestyle. The well-equipped kitchen is a highlight, offering ample space for culinary creativity and family gatherings.

The property also boasts parking for one vehicle, ensuring ease of access. Families will appreciate the proximity to West Park, a lovely spot where children can enjoy the company of animals and engage in outdoor activities. Additionally, local shops are just a stone's throw away, and the vibrant Walton Street market is a favourite among the vendors, providing a wonderful selection of fresh produce and unique finds.

This charming end terrace house is not just a home; it is a gateway to a vibrant community and a lifestyle filled with convenience and enjoyment. Whether you are a first-time buyer or looking to downsize, this property is a must-see.

LOUNGE/DINING ROOM

23'3 x 12'5 max (7.09m x 3.78m max)

With bay window and feature fireplace

KITCHEN

11'7 x 7'1 max (3.53m x 2.16m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, electric oven and hob with overhead extractor fan, space for fridge freezer, space for washing machine, tiled to splash back areas

CONSERVATORY

9'5 x 9'2 max (2.87m x 2.79m max)

BATHROOM

6'7 x 5'7 max (2.01m x 1.70m max)

Featuring a panelled bath with overhead shower attachment, pedestal hand basin, low level w/c, heated towel rail, tiled to splash back areas

BEDROOM ONE

12'7 x 10'8 max (3.84m x 3.25m max)

BEDROOM TWO

9'11 x 9'4 max (3.02m x 2.84m max)

OUTSIDE

The property benefits from a small gravelled front yard and gated drive for off street parking for one car. The rear garden is paved with seating area

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.

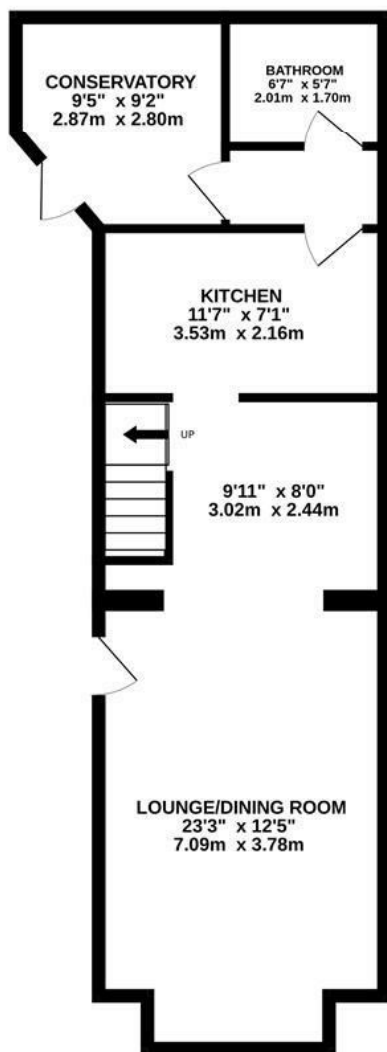
TENURE

Symonds + Greenham have been informed that this property is Freehold

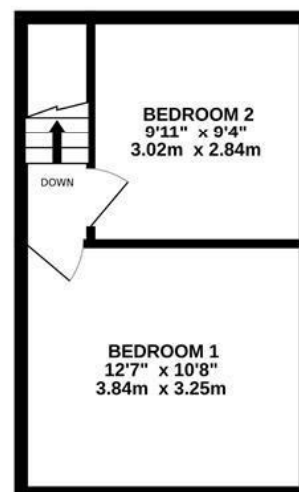
VIEWINGS

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

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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.
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	

