



SYMONDS + GREENHAM

Estate and Letting Agents



253 National Avenue, Hull, HU5 4JB

£165,000

FOUR BED TERRACED - PRESENTED OVER THREE FLOORS - STYLISH HOME - POPULAR HU5 LOCATION - CLOSE TO EXCELLENT SCHOOLS

Situated on the ever popular National Avenue in the heart of HU5, this beautifully presented four bedroom mid terraced home offers an abundance of space across three floors, making it the perfect family property. Ideally located within close proximity to the excellent amenities of Chanterlands Avenue, highly regarded local schools and convenient transport links, this home ticks all the boxes for both comfort and practicality. The property also benefits from owned outright solar panels, providing energy efficiency and long term savings.

Inside, the ground floor boasts a welcoming entrance hall leading to a stylish living room complete with a cosy log burner, a generous communal dining area, a well equipped kitchen with breakfast bar, a bright conservatory and a modern bathroom. The first floor features two spacious double bedrooms and a sleek shower room, while the top floor offers two additional single bedrooms, perfect for children, guests or home office space.

Externally, the home enjoys a low maintenance rear garden with a garage and original coal shed for extra storage. To the front, a private driveway provides off street parking for two vehicles. This stunning home offers versatile living in a sought after location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

LIVING ROOM

14'9 x 13'9 max (4.50m x 4.19m max)

a stylish living room with multi fuel burner, bay window and sliding barn doors to the...

DINING ROOM

10'6 x 8'7 max (3.20m x 2.62m max)

a lovely dining area with exposed brick wall, doors to the kitchen and door to...

SHOWER ROOM

with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with overhead shower attachment, with tiles to splash back areas

KITCHEN

15'2 x 9'5 max (4.62m x 2.87m max)

with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with drainer unit, space for oven, plumbing for dishwasher, space for American style fridge freezer and door sliding door to the...

CONSERVATORY

15'2 x 9'2 max (4.62m x 2.79m max)

a good sized reception room with plumbing for washing machine, space for tumble dryer, and sliding doors to the rear garden

FIRST FLOOR

LANDING

BEDROOM 1

12'1 x 8'8 max (3.68m x 2.64m max)

a good sized primary bedroom with bay window

BEDROOM 2

10'2 x 7'0 max (3.10m x 2.13m max)

another good sized double bedroom with fitted wardrobes

SHOWER ROOM

with low level w/c, sink basin with vanity unit, heated towel rail and walk in shower, with tiles to splash back areas

SECOND FLOOR

LANDING

BEDROOM 3

10'1 x 7'0 max (3.07m x 2.13m max)

with fitted wardrobe and eaves storage

BEDROOM 4

7'6 x 7'8 max (2.29m x 2.34m max)

with eaves storage

OUTSIDE

a fantastic low maintenance rear garden with paved patio and raised decking area, providing the perfect spot for alfresco living in the warmer months, with garage and coal shed, enclosed by brick wall and fencing.

To the front, the property boasts a gravelled drive providing off street parking for 2 vehicles

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

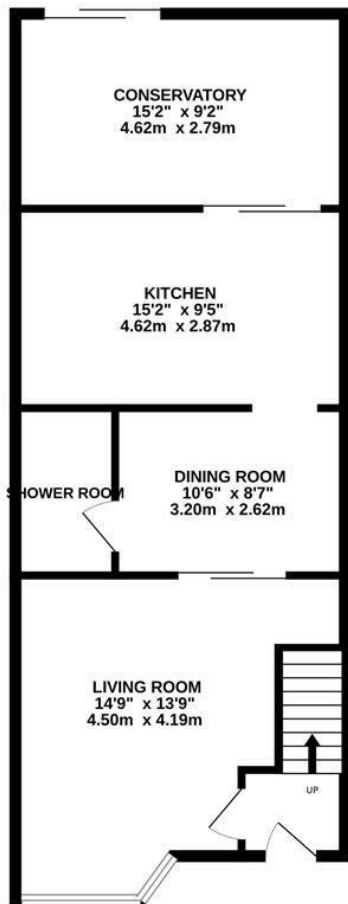
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

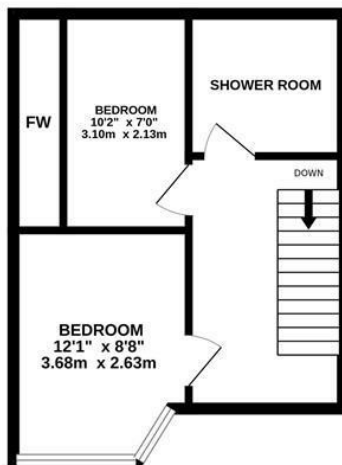
VIEWINGS

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

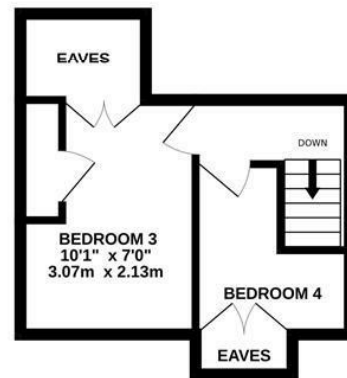
GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 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) 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

