



SYMONDS + GREENHAM

Estate and Letting Agents



4 East Park Avenue, Hull, HU8 9AE

£120,000

EXCELLENT TWO BED MID TERRACED - IDEAL HU8 LOCATION - NEXT TO EAST PARK - CLOSE TO AMENITIES ON HOLDERNESS ROAD - REGULAR TRANSPORT LINKS - WELL PROPORTIONED ROOMS

Located on the ever-popular East Park Avenue in HU8, this spacious two bedroom terraced home offers a fantastic opportunity for first time buyers or investors alike. Ideally positioned close to the excellent amenities of Holderness Road and just a short stroll from the beautiful surroundings of East Park, the property also benefits from regular transport links into the city centre, making it a convenient and well-connected choice.

The home is well proportioned throughout and comprises an entrance hall leading into a spacious open plan living and dining room, perfect for modern family living or entertaining. To the rear, there is a well-equipped kitchen, a useful utility space, and a ground floor w/c. Upstairs, the property offers two generous double bedrooms, a versatile office or dressing room, and a good-sized family bathroom.

Externally, there is a rear courtyard that enjoys plenty of natural light and acts as a lovely sun trap, offering a pleasant space to relax and unwind. This well located and generously sized property has plenty of potential and is not to be missed.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

DINING ROOM

16'5 x 12'9 max (5.00m x 3.89m max)

an open plan dining room, with under stairs storage cupboard and door to the kitchen

LIVING ROOM

14'0 x 12'1 max (4.27m x 3.68m max)

with fireplace and bay window

KITCHEN

10'6 x 10'3 max (3.20m x 3.12m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, space for fridge freezer and door to the utility room

UTILITY AREA

with work bench, space for washing machine, storage area and doors to the rear garden and the...

W/C

with low level w/c

FIRST FLOOR

LANDING

BEDROOM 1

13'1 x 11'5 max (3.99m x 3.48m max)

a spacious primary bedroom with fitted wardrobes

BEDROOM 2

10'6 x 10'4 max (3.20m x 3.15m max)

a good sized double bedroom

DRESSING ROOM/OFFICE

11'4 x 5'9 max (3.45m x 1.75m max)

a versatile room, suitable as a dressing room or home office

BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment, with tiles to splash back areas

OUTSIDE

a good sized concrete courtyard with gated access to the tenfoot, enclosed by brick wall

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.

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

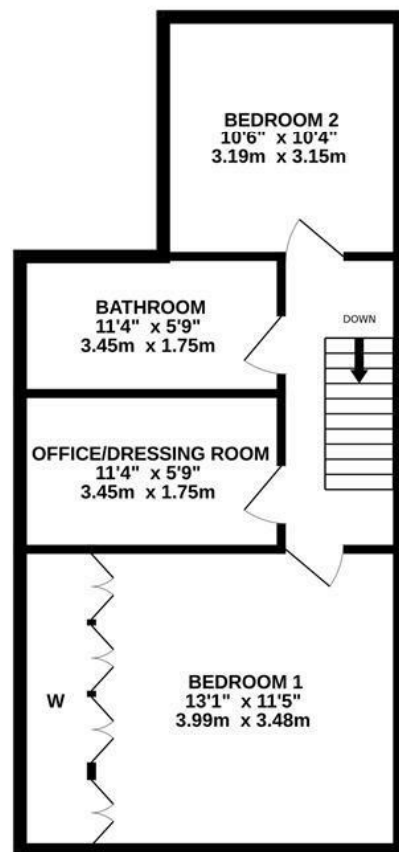
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	England & Wales	EU Directive 2002/91/EC

