



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 384 Bricknell Avenue, Hull, East Yorkshire HU5 4QD

### £200,000

BEAUTIFUL THREE BED MID TERRACED - OPEN PLAN KITCHEN/DINER - CONVERTED GARAGE/BAR - STYLISHLY PRESENTED THROUGHOUT - POPULAR HU5 LOCATION

Located on the ever popular Bricknell Avenue in the sought after HU5 area, this beautiful three bedroom terraced home is stylishly presented throughout and ideal for families or first time buyers looking for a turn key property in a convenient location. Set within excellent school catchment areas and close to a wide range of amenities in both Hull and Cottingham, the property combines comfort, practicality and a touch of luxury.

The ground floor features a welcoming entrance hall, a cosy living room, and a stunning open plan kitchen dining area that creates the perfect space for family living and entertaining. A ground floor WC with a useful utility area adds to the home's convenience. Upstairs, there are three well proportioned bedrooms and a modern family bathroom, all finished to a high standard.

Externally, the rear garden is a real highlight—fantastically designed with a converted garage currently used as a bar, offering a brilliant space to relax or entertain. The front garden is low maintenance, completing the appeal of this stylish and well-loved home. Early viewing is highly recommended.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### ENTRANCE HALL

a stylish hall way with stairs to first floor and door to the dining room and the...

### LIVING ROOM

a beautifully styled living room with electric fire and bay window

### OPEN PLAN KITCHEN DINING AREA

a gorgeous open plan kitchen dining room with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, integrated oven with electric hob and overhead extractor fan, integrated under counter fridge and freezer, with sliding doors to the rear garden

### WC AND UTILITY

with low level w/c, pedestal sink basin, plumbing for washing machine and space for tumble dryer

## FIRST FLOOR

### LANDING

a spacious landing with doors to all bedrooms and bathrooms and access to loft space with pull down ladder

### BEDROOM 1

a fantastic primary bedroom with fitted wardrobes

### BEDROOM 2

another good sized double bedroom

### BEDROOM 3

### BATHROOM

a delightful family bathroom with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with overhead shower attachment

## OUTSIDE

a fantastic landscaped rear garden with paved patio, raised decking, lawn area and gravelled area, providing the perfect spot for alfresco living in the warmer months, enclosed by timber fencing and garage.

To the front, the property boasts a low maintenance gravelled garden with scope for a front drive/dropped kerb (subject to planning permission.)

### GARAGE/CONVERTED BAR

a stylish converted bar wirg

### 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 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.

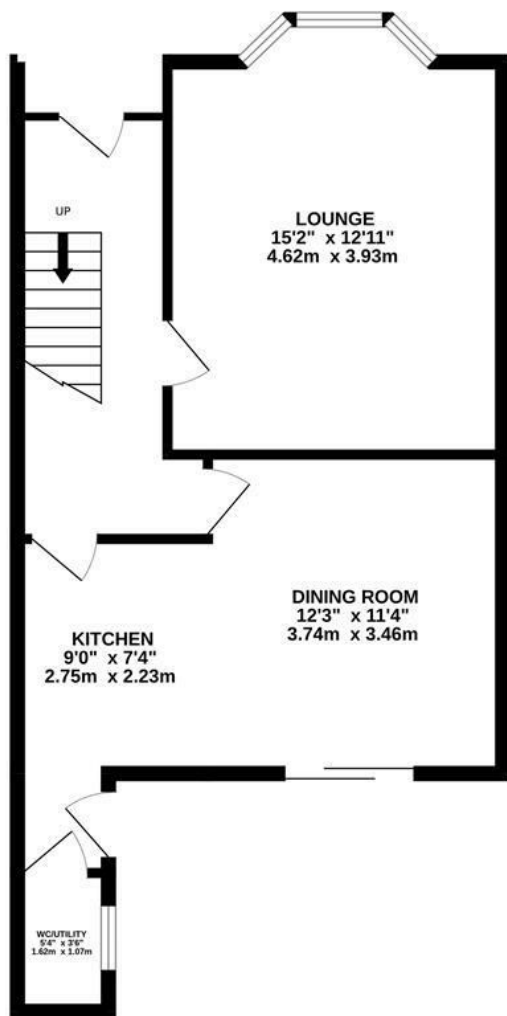
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

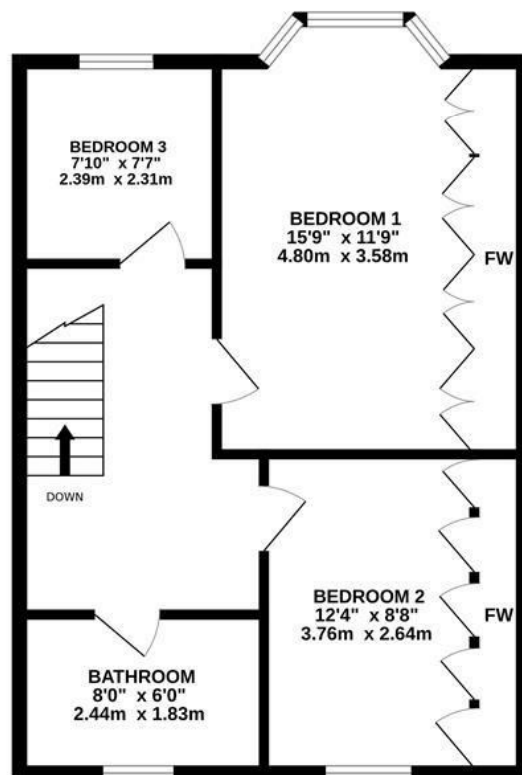
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR



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		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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

