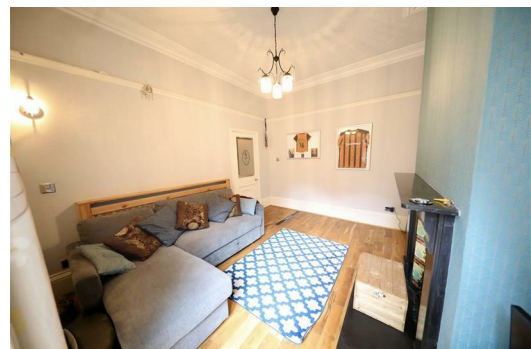




SYMONDS + GREENHAM

Estate and Letting Agents



95 Marlborough Avenue, Hull, HU5 3JU

£340,000

IMPRESSIVE FOUR BED END TERRACED - SOUGHT AFTER AVENUES LOCATION - IN THE HEART OF VIBRANT HU5 COMMUNITY - OFF STREET PARKING TO REAR AND TWO GARAGES - IDEAL FAMILY HOME - SOUTH FACING GARDEN

Situated in the heart of the vibrant HU5 postcode, this impressive four-bedroom end-terraced home occupies a prime position on the highly sought-after Marlborough Avenue. Set within the desirable Avenues conservation area, the property offers easy access to excellent local schools, shops, cafés, and transport links—making it an ideal choice for families seeking a beautiful, spacious period home in a thriving community. This charming property showcases a wealth of character and original features, complemented by generous living space across two floors. The ground floor comprises a welcoming entrance hall, a formal living room, a separate lounge, and a bright breakfast room leading into a well-appointed kitchen. A convenient utility area and downstairs WC complete the ground floor.

Upstairs, the first floor boasts four excellent double bedrooms, each offering ample space and versatility, along with a well sized family bathroom. The layout and proportions make it a perfect family home with plenty of room for growing households or those working from home.

Externally, the property enjoys a beautifully maintained, south-facing rear garden—ideal for enjoying the sun throughout the day. At the bottom of the garden, you'll find the added benefit of off-street parking, accessed via a ten foot. The property also includes two garages: one located within the garden itself and a second just a few doors along the ten foot, offering excellent storage or additional parking options.

This is a rare opportunity to secure a substantial period home in one of Hull's most desirable locations. Early viewing is highly recommended.

BOOK YOUR VIEWING NOW!

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 D.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A" (change as needed).

DOUBLE GLAZING

The property has the benefit of double glazing.

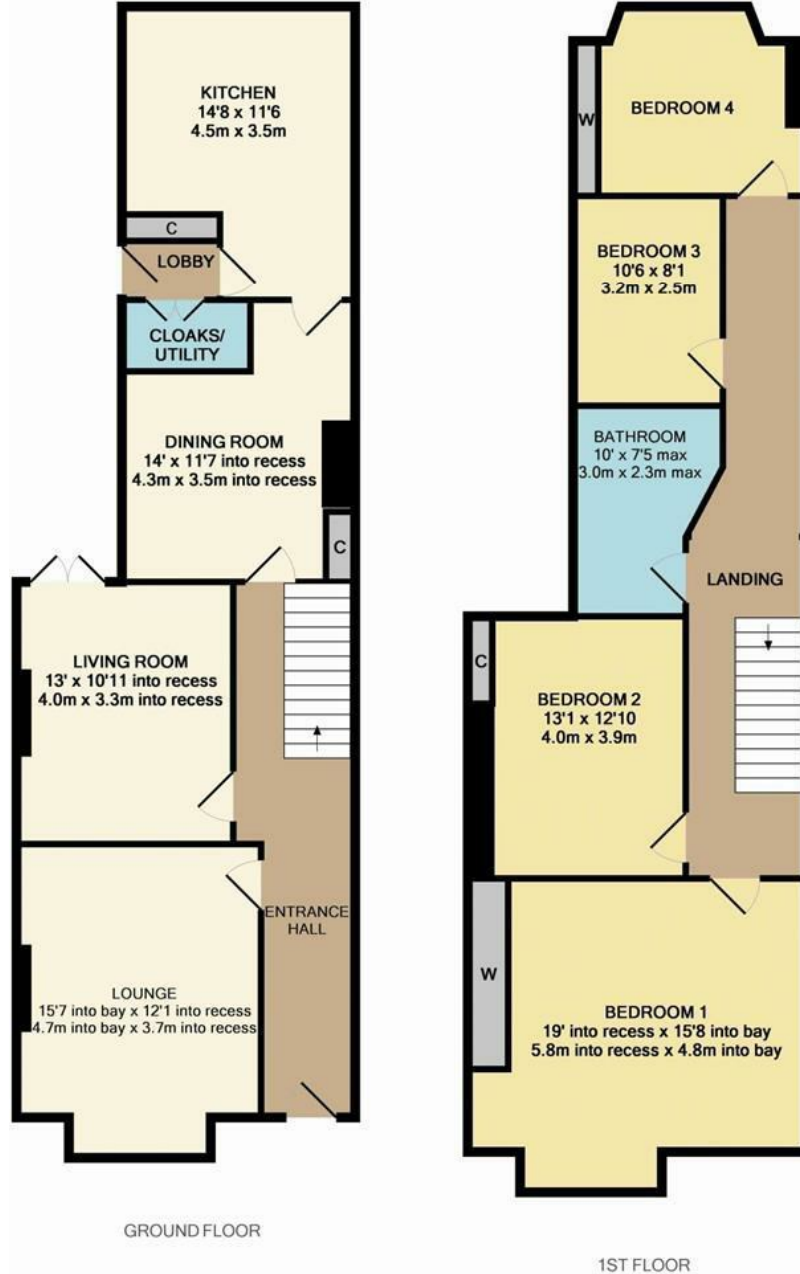
TENURE

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.

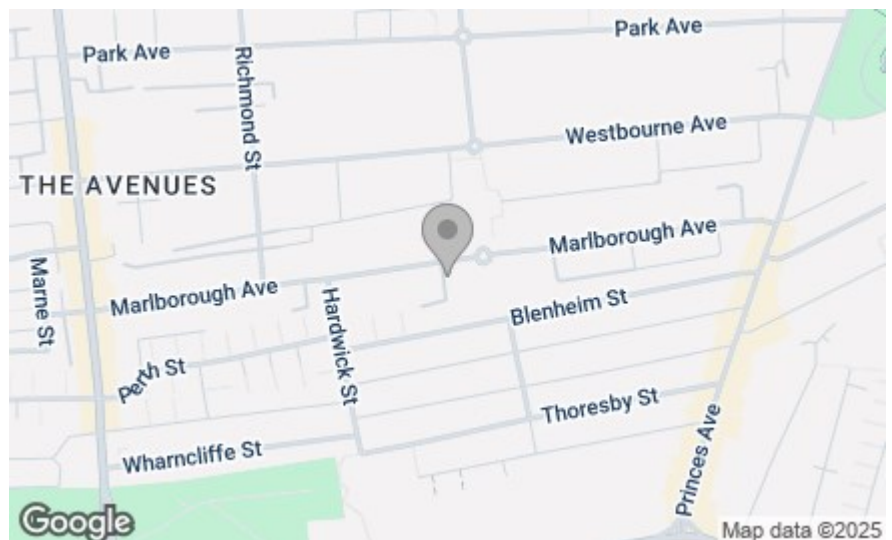
VIEWINGS

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



95 MARLBOROUGH AVENUE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2015



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



SYMONDS + GREENHAM

Estate and Letting Agents

412 Cottingham Road, Hull, HU6 8QE
Tel: 01482 444 200
headoffice@symondsandgreenham.com