



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 297 Bricknell Avenue, Hull, HU5 4TJ

### £125,000

TWO-BEDROOM MID-TERRACE HOME WITH NO ONWARD CHAIN - OPEN PLAN LIVING, SOUTH-FACING GARDEN, AND DETACHED GARAGE - FANTASTIC LOCATION NEAR AMENITIES, SCHOOLS, AND TRANSPORT LINKS

Nestled on Bricknell Avenue in Hull, this well-maintained mid-terrace home offers a fantastic opportunity for first-time buyers, investors, or those seeking to downsize. With no onward chain, this property is ready for its new owner to move in and make it their own. The ground floor boasts an open plan layout that seamlessly connects the living and dining areas, creating a warm and inviting space for relaxation and entertaining. Adjacent to this is a well-appointed kitchen, perfect for culinary enthusiasts. Ascending to the first floor, you will discover two generously sized bedrooms, providing ample space for rest and personalisation, along with a bathroom that caters to your everyday needs.

Set back from the road, the house overlooks a charming common green space, enhancing its appeal. The south-facing garden is a delightful feature, offering a private outdoor retreat, while the detached garage at the rear provides secure parking and additional storage options. Conveniently located, this property is within easy reach of local amenities, Hull University, and reputable schools, making it an ideal choice for families and professionals alike. Regular transport links to Hull city centre and Cottingham village further enhance its accessibility.

This home is in excellent condition, allowing buyers to move in without delay, yet it also presents potential for gradual modernisation to suit individual tastes. With its larger-than-average south facing rear garden and secure parking, this mid-terrace house is a promising investment for those looking to step onto the property ladder or secure a rental opportunity in a sought-after residential area. Don't miss out on this exceptional chance to own a lovely home in a vibrant community.

#### **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.

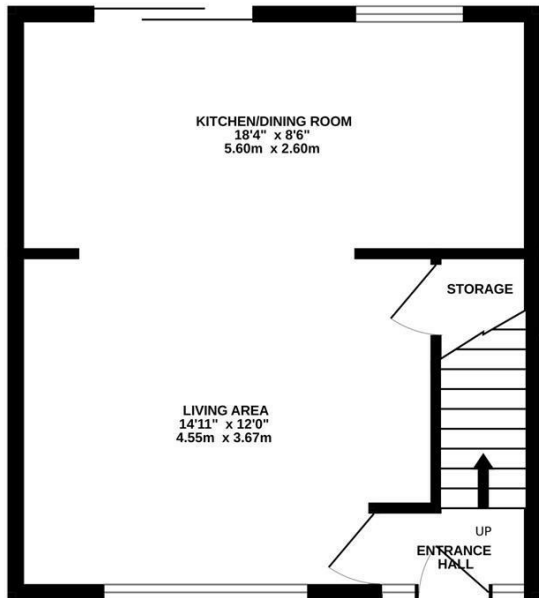
#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

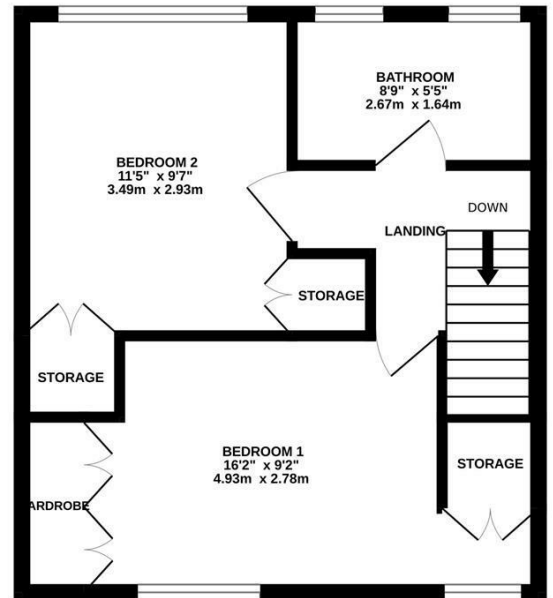
#### **VIEWINGS**

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

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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	86

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	

