



SYMONDS + GREENHAM

Estate and Letting Agents



32 Lumley Avenue, Hull, HU7 3GX

£190,000

BEAUTIFUL THREE BED SEMI - STYLISHLY PRESENTED THROUGHOUT - SENSATIONAL REAR GARDEN WITH OUTDOOR KITCHEN/BUILT IN BBQ - SHED/SUMMER HOUSE WITH POWER - TWO BATHROOMS - POPULAR HU7 SPOT

Situated in the ever popular HU7 area, this beautifully presented three bedroom semi detached property on Lumley Avenue is the perfect choice for families, professionals or anyone seeking a stylish and spacious home close to great local amenities. With excellent schools, a wide range of shops and convenient transport links nearby, this home offers both comfort and convenience in equal measure.

Inside, the property has been finished to a high standard throughout. The ground floor comprises a welcoming entrance hall with a downstairs w/c, a beautifully styled living room, and a modern kitchen diner that offers the perfect space for family meals or entertaining guests. Upstairs, there are three well-proportioned bedrooms, including a primary bedroom with a private en suite. The family bathroom is finished in a neutral and contemporary style. One of the standout features of this property is the sensational rear garden, designed for both relaxation and entertaining. The outdoor space features a beautifully paved patio, central artificial lawn and a raised decking area with a bespoke built in outdoor kitchen—complete with two barbecues and a porcelain tile worktop. The garden enjoys plenty of sunshine throughout the day, making it an ideal spot for al fresco dining. A large shed/summer house with power offers a versatile space that could be used as a home office, treatment room or additional entertaining area.

To the front, the property benefits from a smart driveway providing off-street parking for two vehicles.

This is a home that has been thoughtfully upgraded throughout and is ready to move into. With its combination of stylish interiors, superb garden and sought after location, early viewing is highly recommended.

BOOKYOUR 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 C.

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

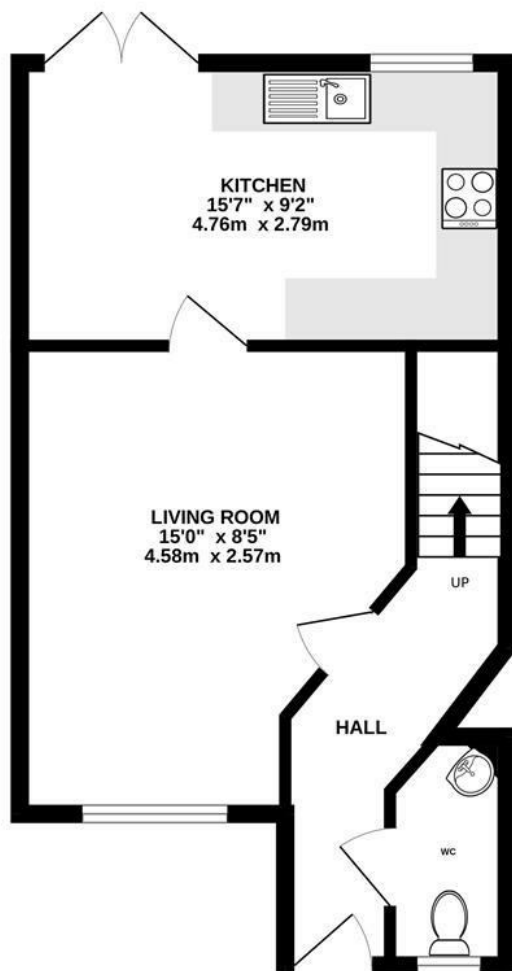
Symonds + Greenham have been informed that this property is Freehold.

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

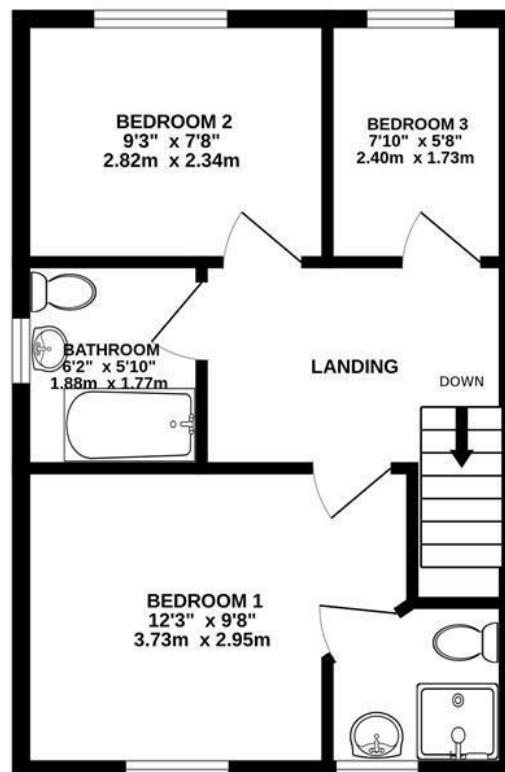
VIEWINGS

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

GROUND FLOOR




1ST FLOOR



TOTAL FLOOR AREA : 791sq.ft. (73.5 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		96
(81-91) B		
(69-80) C	83	
(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	
(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	

