



SYMONDS + GREENHAM

Estate and Letting Agents



328 Bricknell Avenue, Hull, HU5 4QE

Offers over £160,000

CHAIN FREE - SPACIOUS THREE BED MID TERRACED - HIGHLY SOUGHT AFTER HU5 LOCATION - CLOSE TO EXCELLENT SCHOOLS AND LOCAL AMENITIES - IDEAL FAMILY HOME - REQUIRES MODERNISATION -

Situated on the ever popular Bricknell Avenue, this spacious three bedroom mid terrace property offers an excellent opportunity for families looking to put their own stamp on a home in a highly regarded area. Ideally located for access to well regarded local schools, a wide range of amenities, and with regular bus routes into Hull city centre and the nearby village of Cottingham, this property is perfectly placed for convenient family living.

Internally, the home requires modernisation but offers fantastic potential throughout. The ground floor comprises a welcoming entrance hall, a bright and spacious living room with a bay window, a separate dining room with patio doors leading to the garden, and a kitchen with views over the rear outdoor space.

To the first floor, the property features three well proportioned bedrooms, including two generous doubles. A spacious landing adds to the sense of openness and the layout includes a separate w/c and a family bathroom. Externally, the home benefits from a low maintenance front garden with potential to create off street parking (subject to the necessary planning permissions). To the rear, a delightful garden with lawn and patio offers plenty of space for relaxing or entertaining, and a garage provides valuable storage or parking, with additional vehicle access via a tenfoot to the rear.

This is a fantastic opportunity to purchase a well positioned home with scope to modernise and create something truly special. 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 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

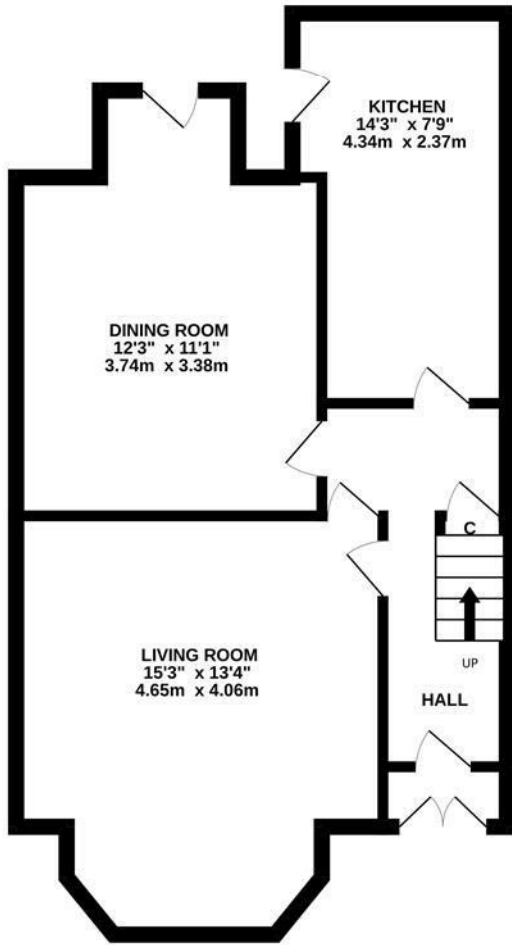
Symonds + Greenham have been informed that this property is Freehold.

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

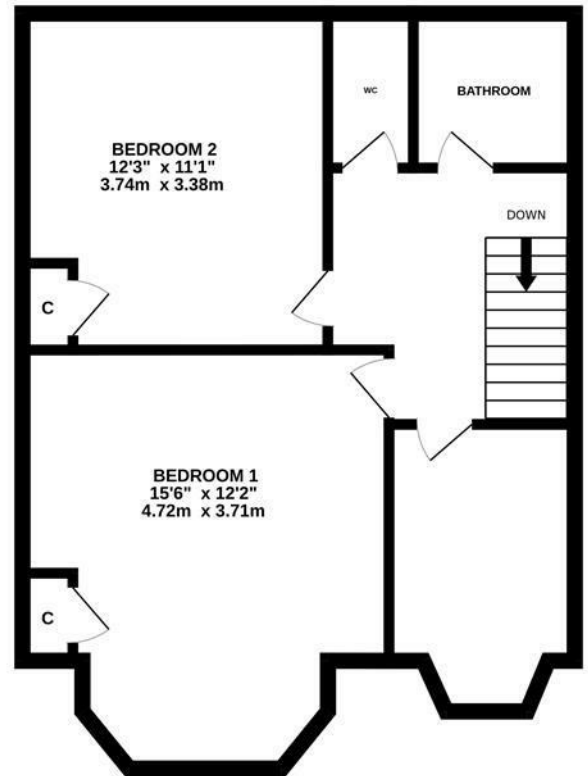
VIEWINGS

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 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	

