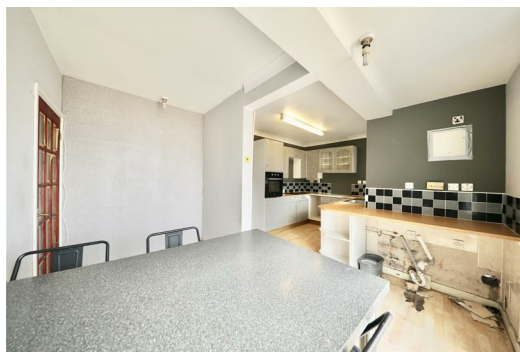




SYMONDS + GREENHAM

Estate and Letting Agents



90 21st Avenue, Hull, HU6 8DL

£140,000

SPACIOUS FOUR-BEDROOM SEMI-DETACHED ON CORNER PLOT - OPEN-PLAN KITCHEN DINER WITH DOWNSTAIRS BEDROOM & BATHROOM - FANTASTIC POTENTIAL FOR IMPROVEMENT & PERSONALISATION

Nestled on 21st Avenue in Hull, this semi-detached house offers a wonderful opportunity for those in search of a spacious family home. The property has been thoughtfully altered and extended, providing an impressive amount of accommodation that truly deserves to be seen.

As you step inside, you are greeted by a welcoming lounge that offers ample space for relaxation and entertaining guests. The open-plan kitchen diner stands out as a highlight of the home, creating a warm and inviting atmosphere perfect for family gatherings and social occasions. The convenience of a downstairs bedroom and bathroom enhances the practicality of the layout, making it ideal for guests or those who prefer single-level living.

This residence features four well-proportioned bedrooms, ensuring plenty of room for a growing family or for those who appreciate having extra space for hobbies or visitors. While the home does require some improvements, it presents a fantastic canvas for personalisation and enhancement, allowing you to craft your dream living space. Externally, the house occupies an enviable corner plot, providing a sense of privacy and outdoor space that is often highly sought after. The potential for landscaping or further extending the garden adds to the appeal of this property, making it a delightful retreat.

In summary, this semi-detached house on 21st Avenue is a remarkable find, combining generous living space with the opportunity for improvement. With ample potential, it is a must-see for anyone looking to invest in a family home in Hull.

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.

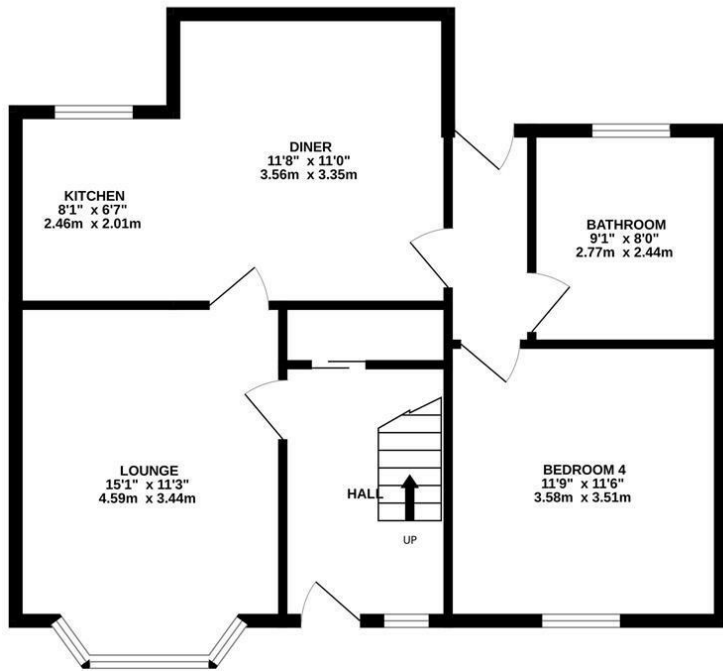
TENURE

Symonds + Greenham have been informed that this property is Freehold

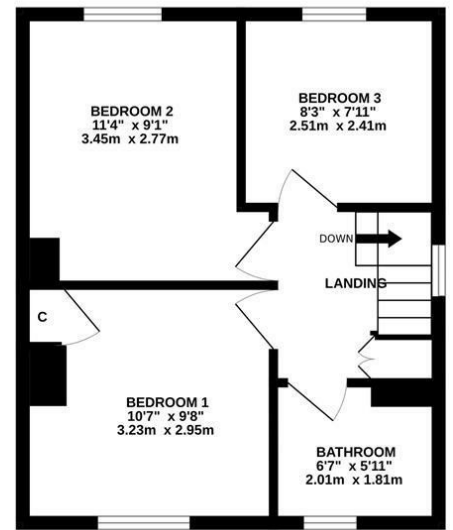
VIEWINGS

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

GROUND FLOOR



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

