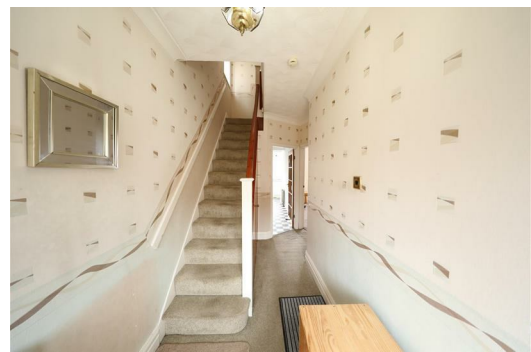




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 48 Hayburn Avenue, Hull, East Yorkshire HU5 4NA

### Offers over £165,000

SUPERB THREE BED END TERRACE - SUPERB REAR GARDEN - LARGE GARAGE - POPULAR HU5 LOCATION - OFF STREET PARKING - OPEN PLAN LIVING - CLOSE TO AMENITIES

Symonds and Greenham are delighted to present this fantastic three-bedroom mid-terrace home, perfectly positioned on the ever-popular Hayburn Avenue. This sought-after location puts you within easy reach of a host of local amenities – from shops, supermarkets, cafés, bars and restaurants to highly regarded schools and excellent transport links into both Hull city centre and Cottingham.

Step inside and you'll find a bright and welcoming home with plenty of potential to make your own. The ground floor offers a spacious lounge/diner and a well-proportioned kitchen, ideal for both family life and entertaining. Upstairs, there are three generous bedrooms along with a practical shower room.

Outside, the property boasts a sizeable rear garden – perfect for relaxing or for children to play – plus a large garage providing both secure off-street parking and useful storage. To the front, a dropped kerb and driveway offer further off-street parking.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!**

#### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

#### **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.

#### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band B

#### **VIEWINGS**

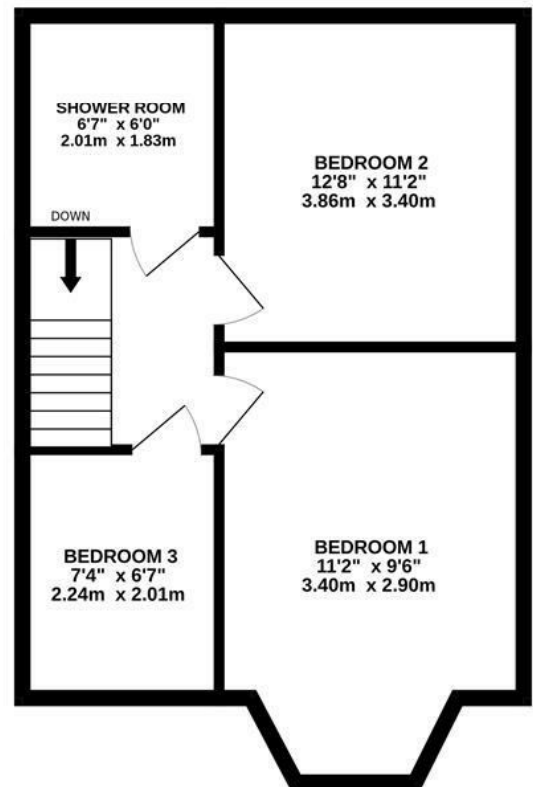
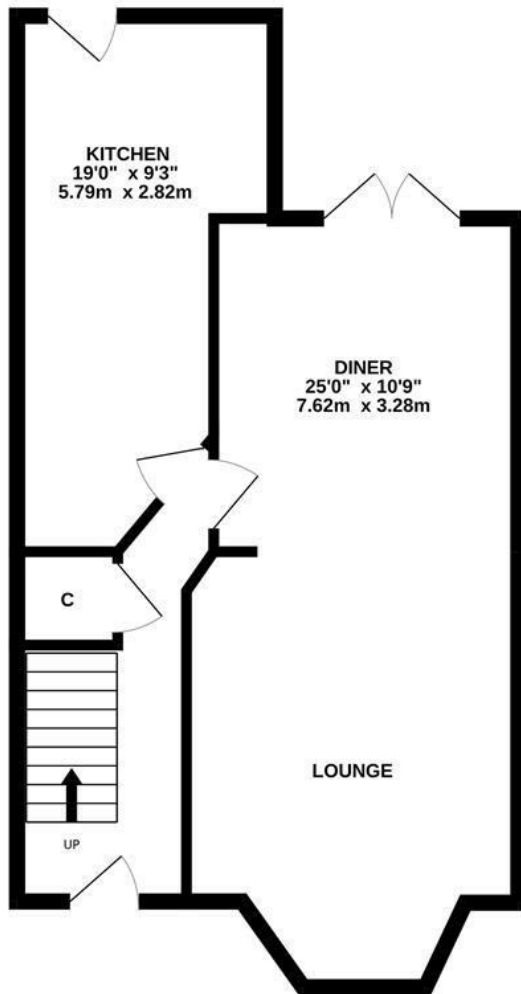
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

#### **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.

GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

