



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **16 Mayland Avenue, Hull, HU5 5JA**

### **£160,000**

Tucked away on the ever-popular Mayland Avenue in Hull, this three-bedroom end terrace offers a rare chance to unlock real value. Priced to reflect the opportunity on offer, it's an exciting prospect for first-time buyers, growing families, or creative renovators ready to reimagine a home to their own style.

The layout already boasts generous proportions, with three well-sized bedrooms and a welcoming reception room, but the real attraction lies in the scope to transform the space. From reconfiguring the ground floor to create an open-plan kitchen/living area, to refreshing the interiors with modern finishes, the possibilities are endless.

A handy downstairs utility room, WC, and pantry add to the practicality, while the upstairs provides spacious bedrooms ready to be reworked into something special. Outside, the private rear garden offers a blank canvas for landscaping, and the garage to the rear gives valuable storage or workshop potential.

With no onward chain and priced with modernisation in mind, this is your chance to create something truly amazing in a sought-after location. A viewing is the first step to seeing just how much potential this home has to offer.

#### **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**

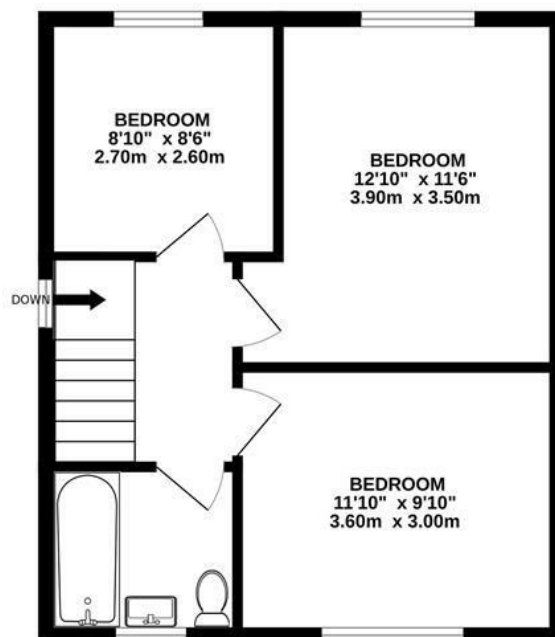
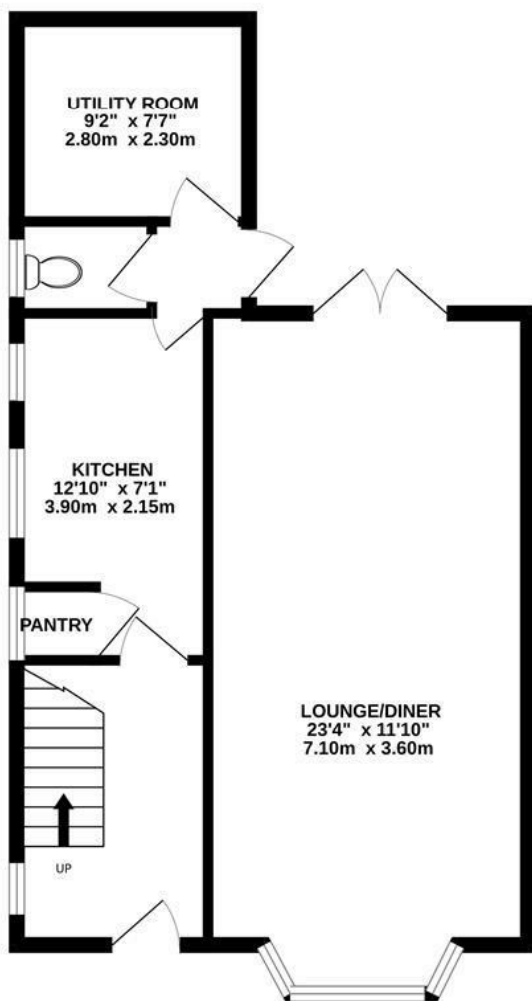
Symonds + Greenham have been informed that this property is in Council Tax Band A

#### **VIEWINGS**

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

#### **DISCLAIMER**

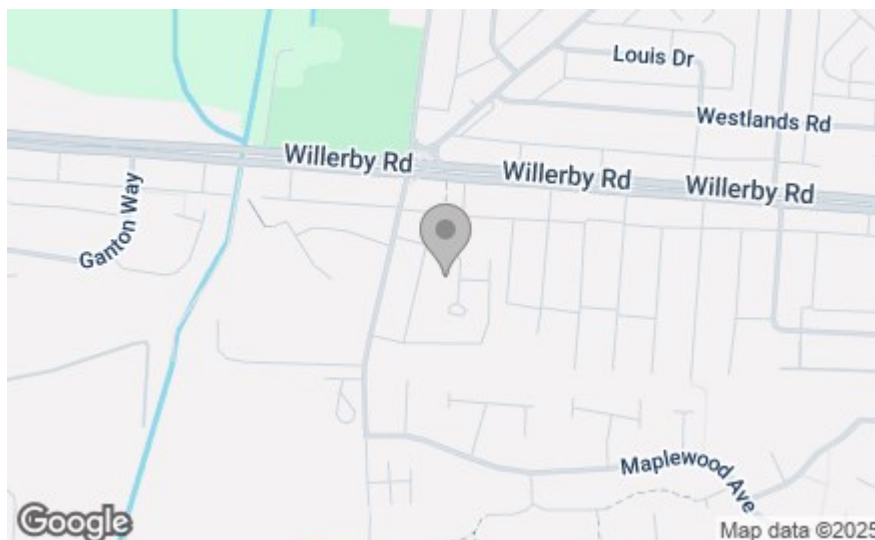
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



TOTAL FLOOR AREA : 1006sq.ft. (93.5 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                                 |  |                         |           |
| (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 <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 |           |