



SYMONDS + GREENHAM

Estate and Letting Agents



153A Cranbrook Avenue, Hull, HU6 7TT

Offers in the region of £135,000

FANTASTIC THREE BED TERRACED - POPULAR HU6 LOCATION - OFF STREET PARKING SPOT TO REAR - CLOSE TO EXCELLENT SCHOOLS/UNIVERSITY AND LOCAL AMENITIES - WELL PRESENTED THROUGHOUT - MODERN KITCHEN AND BATHROOM

Located on Cranbrook Avenue, in a highly popular HU6 location, this three bedroom terraced home offers the perfect blend of space, convenience and modern living. With excellent schools, Hull University and a wealth of local amenities close by, it's an ideal choice for families, professionals or investors.

The property is well presented throughout and benefits from a stylish kitchen and modern bathroom, making it ready to move straight into. The layout flows nicely, with a welcoming entrance hall leading into the spacious open plan living and dining room — a bright, versatile space that's ideal for both everyday family life and entertaining. The modern fitted kitchen sits at the rear, complemented by a contemporary bathroom that completes the ground floor.

Upstairs, three bedrooms provide comfortable and flexible accommodation, whether used for family, guests or even as a home office.

Externally, the west facing rear garden is a real highlight — a good size, perfect for relaxing or summer gatherings, and with the added benefit of an off street parking space accessed via the tenfoot. A small front garden enhances the kerb appeal and completes the overall package.

This is a fantastic property in a sought after location, offering great potential for a range of buyers.

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 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.

Please note that the property has previously been underpinned for subsidence in 2021.

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.

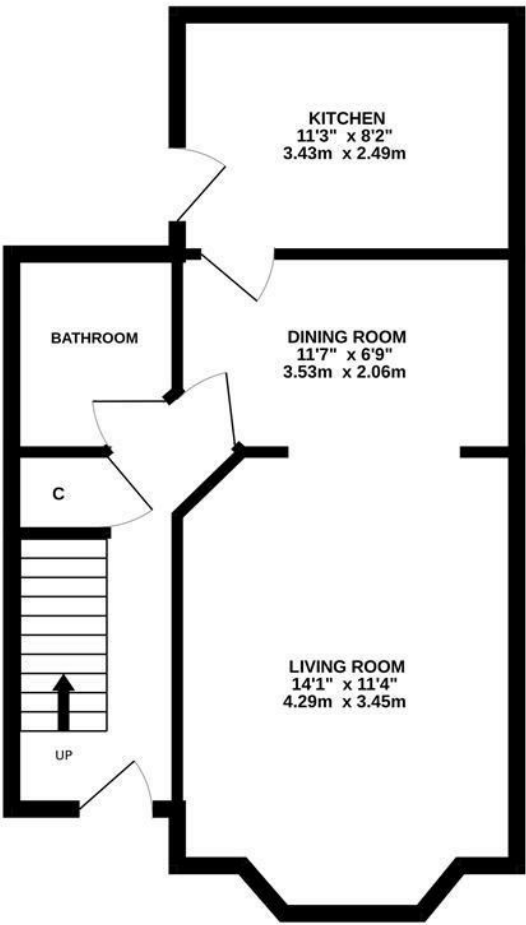
VIEWINGS

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

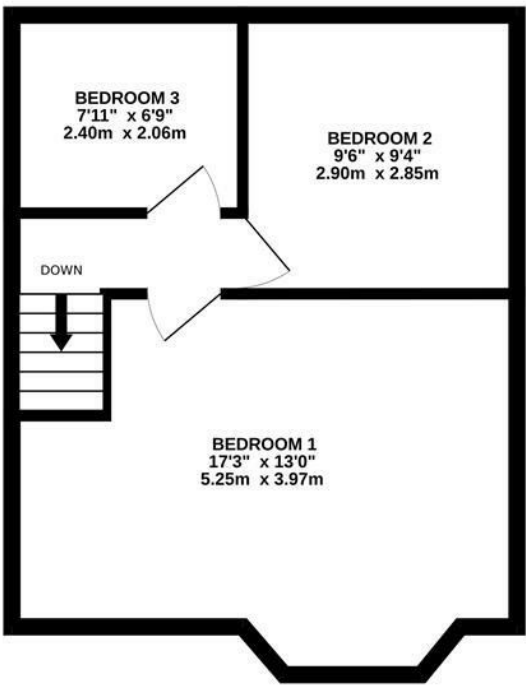
DOUBLE GLAZING

The property has the benefit of double glazing.

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

