



SYMONDS + GREENHAM

Estate and Letting Agents



59 Strathmore Avenue, Hull, HU6 7HN

£165,000

THREE-BED SEMI-DETACHED HOME - AVAILABLE WITH NO CHAIN - TWO RECEPTION ROOMS + FUNCTIONAL KITCHEN - THREE WELL-PROPORTIONED BEDROOMS + FAMILY BATHROOM
REAR GARDEN & GARAGE - PRIME LOCATION CLOSE TO SHOPS, SCHOOLS & TRANSPORT LINKS
IDEAL PROJECT WITH POTENTIAL TO MODERNISE

Nestled on the charming Strathmore Avenue in Hull, this three-bedroom semi-detached house offers a wonderful opportunity for comfortable living. Available with no chain, this property is perfect for those looking to make it their own. The location is highly desirable, with essential amenities just a stone's throw away. You will find shops, supermarkets, cafes, pubs, and restaurants nearby, ensuring that everything you need is within easy reach. Additionally, schools and transport links enhance the convenience of this lovely neighbourhood.

Upon entering the home, you are greeted by a welcoming lounge that sets the tone for relaxation. The dining room is perfect for enjoying meals with family and friends, while the functional kitchen, equipped with integrated appliances, caters to your culinary needs. Venture upstairs to discover three well-proportioned bedrooms, each providing a peaceful sanctuary for rest. A family bathroom completes the upper floor, offering practicality for everyday living. The outdoor space is equally appealing, featuring a rear garden that serves as a delightful retreat for outdoor activities or quiet moments in the sun. A garage adds to the practicality of the property, providing ample space for parking or additional storage.

While the home may require some tender loving care and modernisation, it is a blank canvas ready for someone to put their own stamp on it. In summary, this three-bedroom semi-detached house on Strathmore Avenue presents an attractive living opportunity, combining a convenient location with comfortable interiors and outdoor spaces. Do not delay; book your viewing today and explore the potential this inviting residence has to offer!

CENTRAL HEATING

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

COUNCIL TAX

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

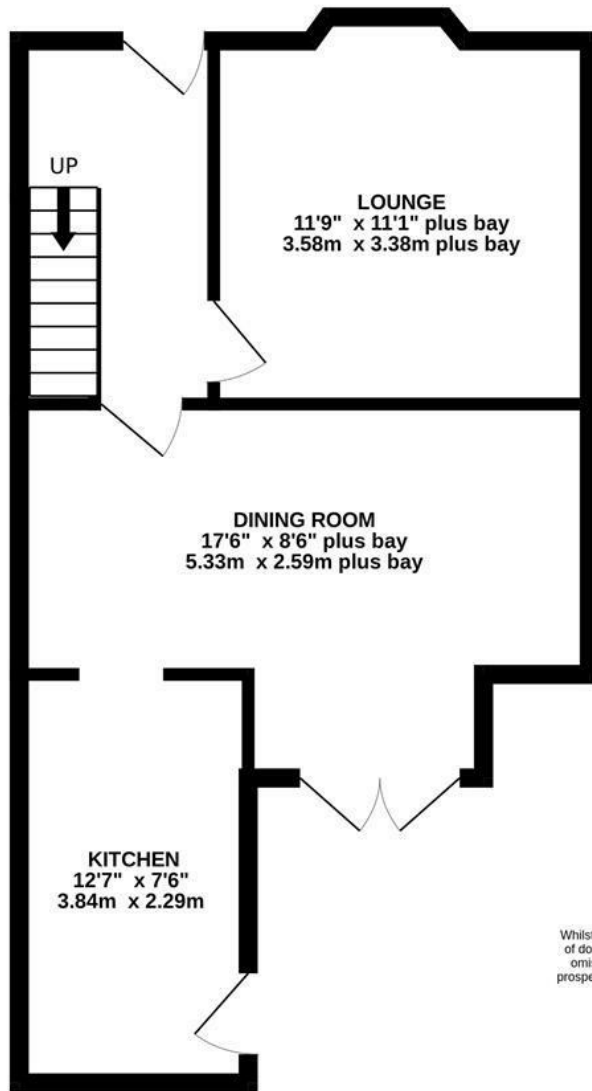
Symonds + Greenham have been informed that this property is Freehold.

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

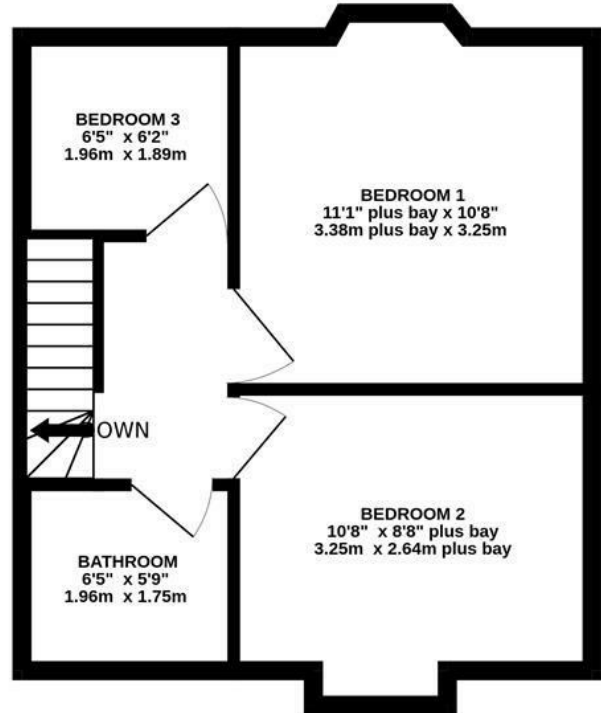
VIEWINGS

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

GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		55	
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 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	

