



SYMONDS + GREENHAM

Estate and Letting Agents



42 20th Avenue, Hull, HU6 9JH

£120,000

FANTASTIC THREE BED SEMI DETACHED - GENEROUS CORNER PLOT - FRONT AND REAR GARDENS - POPULAR HU6 LOCATION - CLOSE TO AMENITIES - WELL PRESENTED THROUGHOUT

This impressive three bedroom semi detached property is situated on 20th Avenue, a popular and convenient HU6 location close to a range of local amenities, excellent schools and regular transport links providing easy access to both the city centre and Kingswood. The property sits on a generous corner plot and is well presented throughout, making it a great choice for families, first time buyers or anyone seeking a home that's ready to move straight into.

The accommodation briefly comprises an inviting entrance hall, a spacious and comfortable living room, a modern fitted kitchen, a family bathroom and a separate w/c to the ground floor. To the first floor there are three generously sized bedrooms, with the primary bedroom benefitting from an additional w/c for added convenience. Externally, the property boasts a fantastic rear garden that offers plenty of space for outdoor entertaining and family life. The garden is a real highlight and enjoys a good degree of privacy, while gated vehicular access provides the potential for off street parking, along with a neat front garden adding to the overall curb appeal.

DON'T MISS OUT...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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

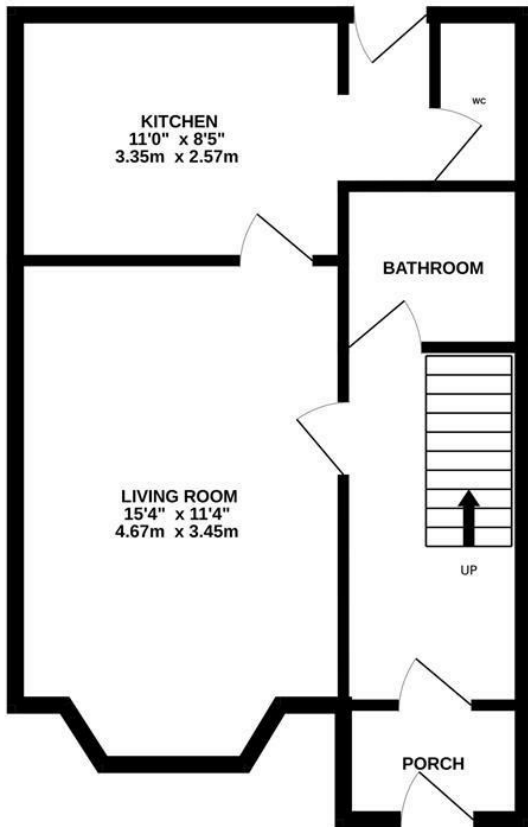
Symonds + Greenham have been informed that this property is Freehold.

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

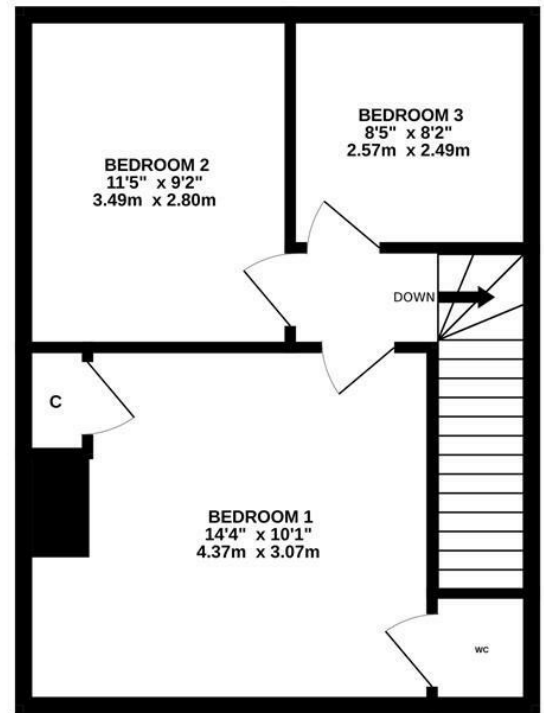
VIEWINGS

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

GROUND FLOOR



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			
(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	

