



SYMONDS + GREENHAM

Estate and Letting Agents



139 Ella Street, Hull, HU5 3AT

£215,000

CHARMING THREE-BED MID-TERRACE HOME - LOCATED ON THE PICTURESQUE ELLA STREET - TWO RECEPTION ROOMS INCLUDING LOUNGE WITH LOG BURNER - MODERN KITCHEN WITH FRENCH DOORS TO GARDEN - PRIVATE ENCLOSED REAR GARDEN CONTEMPORARY BATHROOM - WALKING DISTANCE TO NEWLAND, PRINCES & CHANTERLANDS AVENUES - CLOSE TO EXCELLENT LOCAL SCHOOLS & AMENITIES

Nestled on the picturesque Ella Street in Hull, this charming mid-terrace house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this spacious home is designed for comfortable living. The property boasts two inviting reception rooms with the lounge featuring a cosy log burner, perfect for entertaining guests or enjoying quiet evenings in.

The heart of the home is a modern kitchen, which features French doors that open onto a delightful private enclosed garden, providing a serene outdoor space for relaxation or family gatherings. The contemporary bathroom adds to the appeal, ensuring that all essential amenities are met with style and convenience.

Located in the sought-after Dukeries area, this property benefits from its proximity to the vibrant Newland, Princes, and Chatterlands Avenue. Here, residents can enjoy a diverse selection of bars, restaurants, and shops, all within easy reach. Furthermore, the area is well-served by excellent schools, making it an ideal choice for families seeking a nurturing environment for their children.

This delightful period property combines traditional charm with modern comforts, making it a perfect family home in a lively and convenient location. Don't miss the chance to make this lovely house your new home on Ella Street.

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.

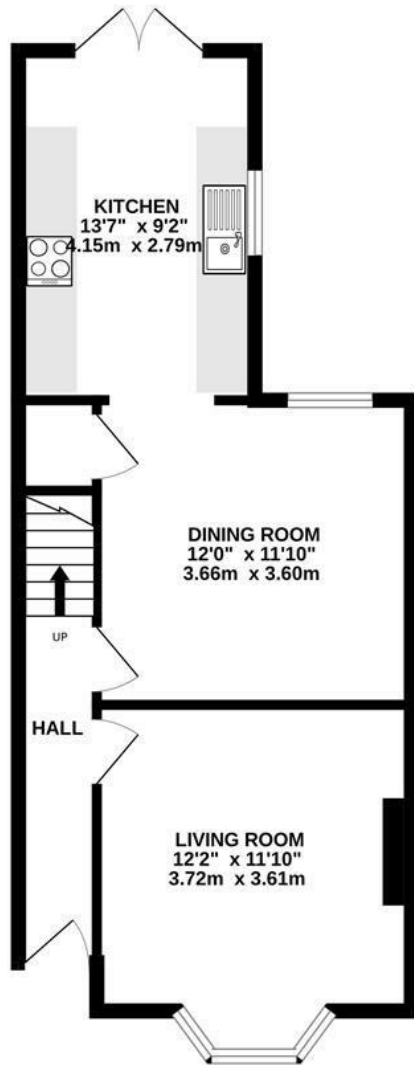
TENURE

Symonds + Greenham have been informed that this property is Freehold

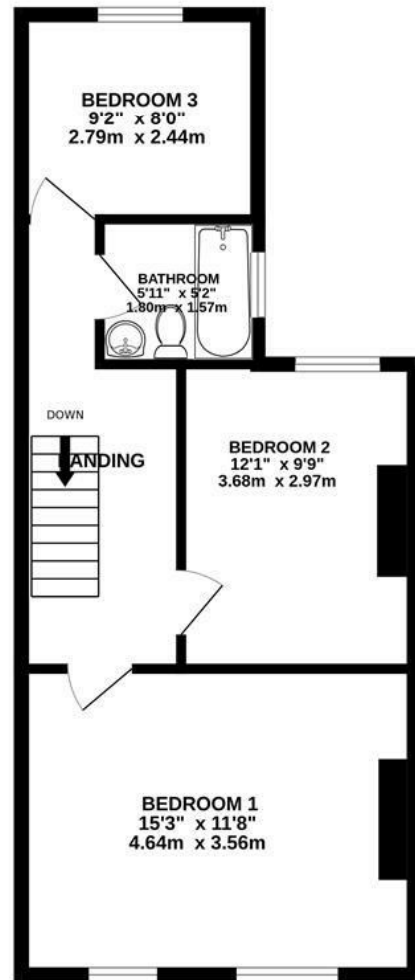
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 997sq.ft. (92.6 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.
Made with Metropix 62025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

