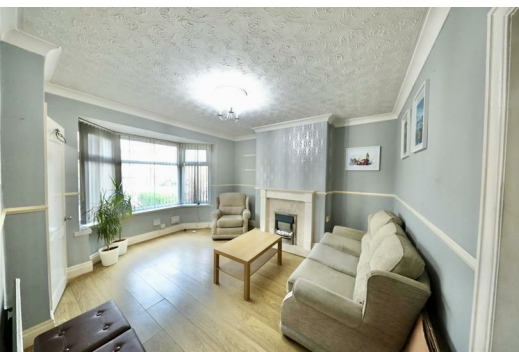




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 115 National Avenue, Hull, East Yorkshire HU5 4JA

### £145,000

FANTASTIC THREE BED TERRACED - POPULAR HU5 LOCATION - WELL PRESENTED THROUGHOUT - OPEN PLAN KITCHEN DINING SPACE - CLOSE TO LOCAL AMENITIES - OFF STREET PARKING - IDEAL FOR FIRST TIME BUYERS

Symonds and Greenham are delighted to bring to the market this fantastic three bedroom terraced home, ideally situated on National Avenue. The property is conveniently located close to well regarded schools, a range of local amenities and offers excellent transport links into Hull city centre as well as the neighbouring village of Cottingham.

From the moment you step inside, the property has a warm and welcoming feel. The home is tastefully presented throughout and has been thoughtfully improved to create a stylish yet comfortable living space, making it an ideal choice for a first time buyer looking to take their first step onto the property ladder.

The accommodation briefly comprises a stunning living room, a spacious and modern kitchen diner, a contemporary bathroom, two well proportioned double bedrooms and a third single bedroom. Externally, the property benefits from a generous rear garden which enjoys plenty of sunshine, along with a garage to the rear providing useful storage or off street parking if desired.

This is an excellent opportunity for buyers seeking a well presented, move in ready home in a popular location.

**BOOK YOUR VIEWING TODAY!**

#### **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 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.

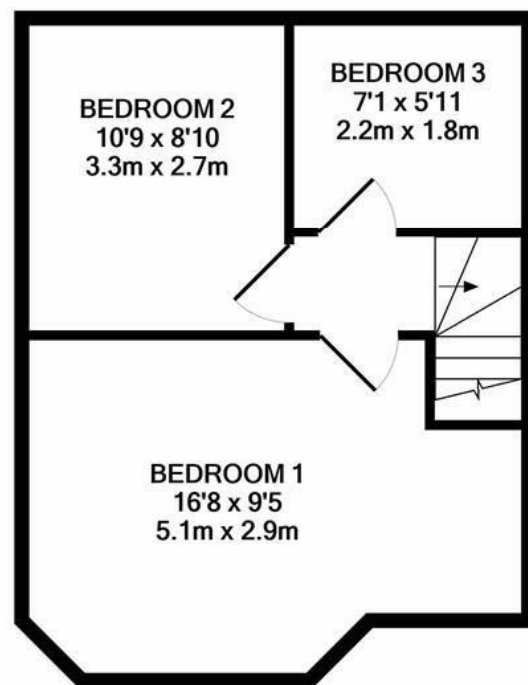
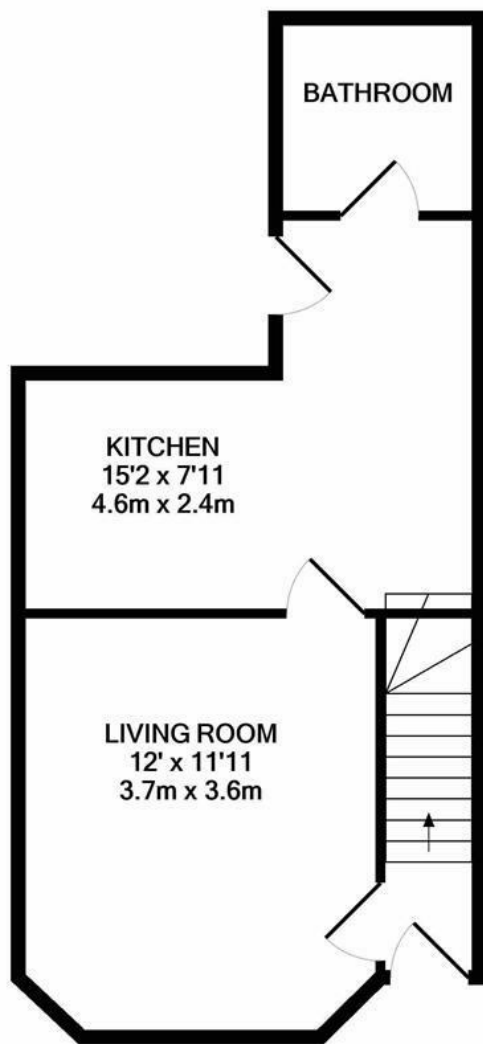
#### **TENURE**

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

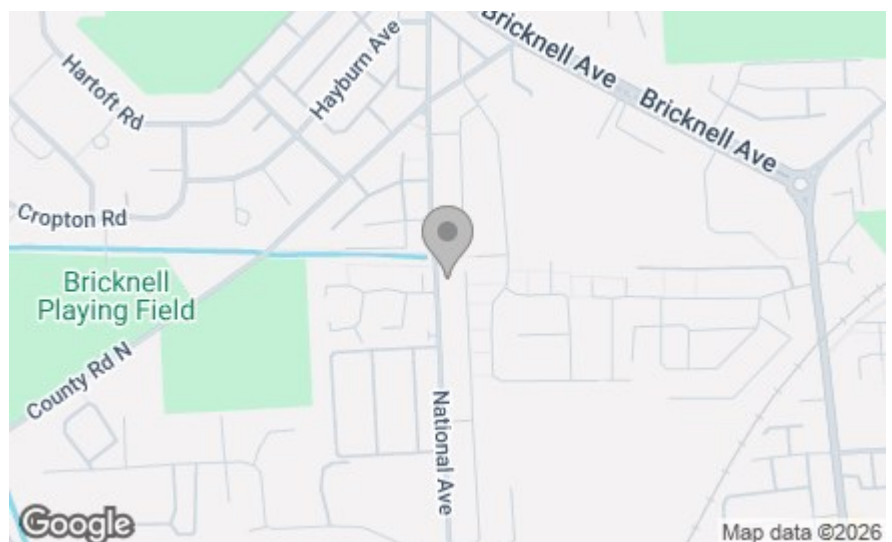
If you require more information on the tenure of this property please contact the office on 01482 444200.

#### **VIEWINGS**

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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	