



SYMONDS + GREENHAM

Estate and Letting Agents



155 National Avenue, Hull, East Yorkshire HU5 4JA **Offers in excess of £140,000**

OUTSTANDING TWO BED HOME - LARGE AND MODERN KITCHEN EXTENSION - OFF STREET PARKING

Nestled in the heart of National Avenue, Hull, this outstanding two-bedroom mid-terrace house is a true gem waiting to be discovered. As you step inside, you are greeted by a cosy lounge perfect for relaxing after a long day. The fantastic kitchen diner offers a wonderful space to cook and entertain, creating the perfect setting for memorable meals with loved ones. Venturing upstairs, you will find two well-appointed bedrooms that offer comfort and tranquillity. The family bathroom provides convenience and completes the upper level of this charming property. Conveniently located, this home is within easy reach of shops, supermarkets, cafes, bars, and restaurants, ensuring that everything you need is just a stone's throw away. The proximity to schools and transport links adds to the appeal of this lovely abode, making it an ideal choice for families and commuters alike.

Outside, the property boasts off-street parking for one vehicle at the front, a coveted feature in this bustling neighbourhood. The generous garden at the rear offers a private oasis where you can unwind and enjoy the outdoors in peace. Don't miss the opportunity to make this delightful house your home sweet home. Book a viewing today and step into a world of comfort, convenience, and endless possibilities at National Avenue.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

14'0 x 12'0 max (4.27m x 3.66m max)

A wonderful family room, tastefully decorated.



BATHROOM

The property benefits from a low level WC, a hand basin and a walk in shower.



KITCHEN/DINER

16'0 x 12'0 max (4.88m x 3.66m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit,



OUTSIDE

The property has off street parking to the front and a generous rear garden.



FIRST FLOOR

BEDROOM 1

11'1 x 14'0 max (3.38m x 4.27m max)

A wonderful main bedroom with plenty of space for storage.



BEDROOM 2

10'0 x 7'0 max (3.05m x 2.13m max)

Another brilliant bedroom.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

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

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.

TENURE

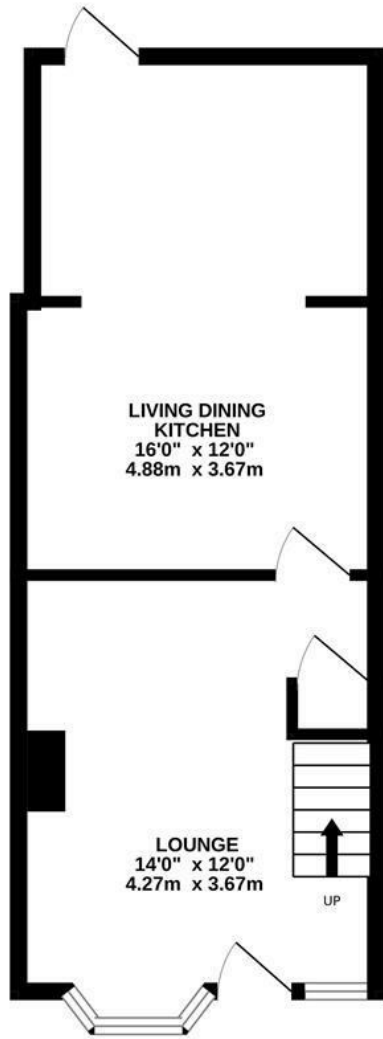
Symonds + Greenham have been informed that this property is Freehold

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

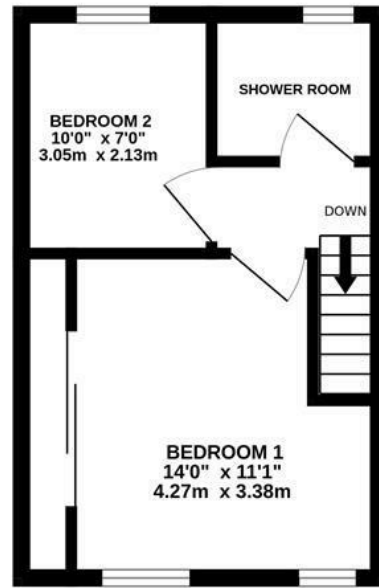
COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band A.

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

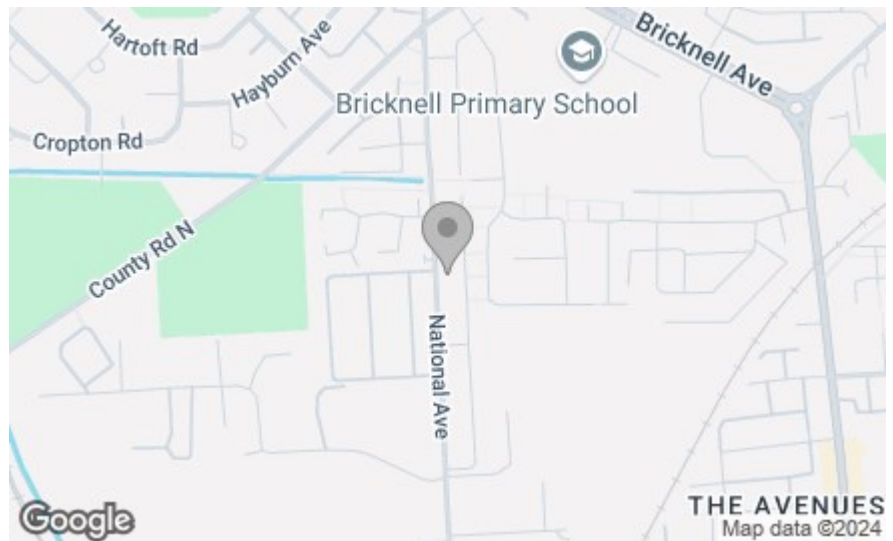


1ST FLOOR
229 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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	
(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