



SYMONDS + GREENHAM

Estate and Letting Agents



53 Inglemire Avenue, Hull, Yorkshire HU6 7TG

£235,000

WELCOME TO THIS STUNNING THREE-BEDROOM SEMI-DETACHED HOME ON INGLEMIRE AVENUE, FINISHED TO AN EXCEPTIONAL STANDARD AND OFFERING OPEN-PLAN FAMILY LIVING, GENEROUS GARDENS AND A PRIME LOCATION CLOSE TO SCHOOLS, THE UNIVERSITY AND LOCAL AMENITIES.

Nestled on the sought-after Inglemire Avenue in Hull, this stunning three-bedroom semi-detached house is a true gem, finished to an exceptional standard. The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment, making it perfect for family living. The open-plan kitchen diner is a highlight, designed for modern living and ideal for family gatherings.

As you step inside, you will immediately appreciate the charm and character that this home exudes, reflecting the quality of its period. The ground floor features a comfortable lounge, a spacious kitchen/diner, and a well-appointed bathroom. Ascending to the first floor, you will discover three generous bedrooms, each offering a peaceful retreat, along with a stylish shower room.

The outdoor space is equally impressive, with a large rear garden predominantly laid to lawn, perfect for children to play or for hosting summer barbecues. A paved seating area provides an ideal spot for outdoor dining, while a substantial shed and a designated kids' play area at the bottom of the garden enhance the appeal of this delightful home.

This property is perfectly positioned just a stone's throw from excellent schools, the university, and a variety of local amenities, including shops, cafes, and restaurants. With superb transport links to Hull city centre, Kingswood, and Beverley, this home is not only a beautiful residence but also a practical choice for families. Stylishly presented and move-in ready, this home is a rare find in the current market. Do not delay; book your viewing today to experience all that this delightful property has to offer!

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

VIEWINGS

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

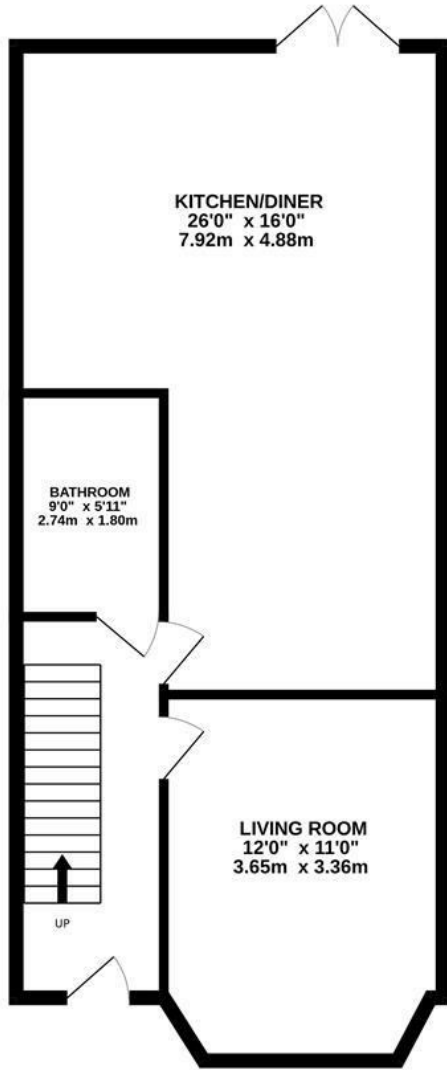
TENURE

Symonds + Greenham have been informed that this property is Freehold

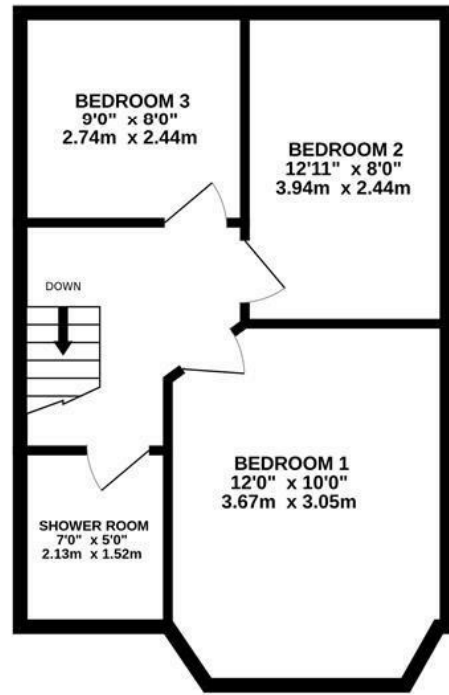
COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "B"

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

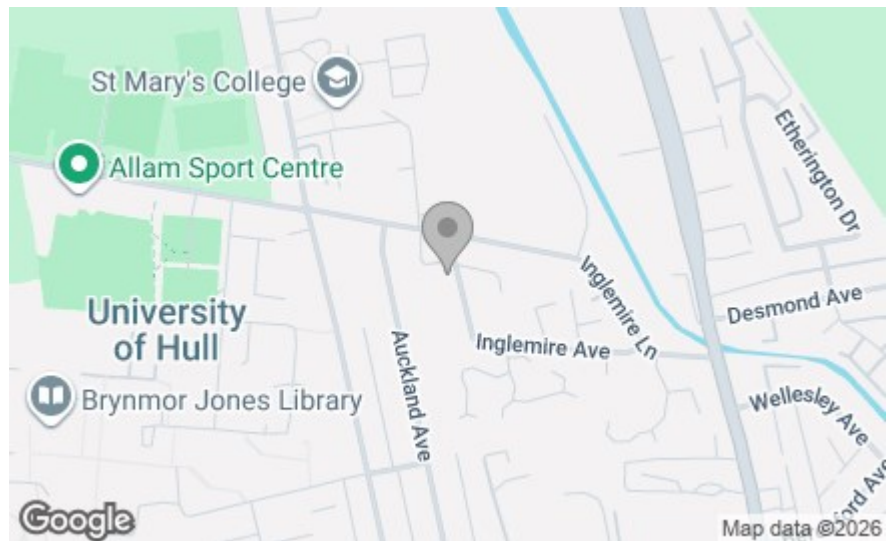


1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1098sq.ft. (102.0 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
 (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		 Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	77		
	50		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	