



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **10 Ancaster Avenue, Hull, HU5 4QS**

### **£215,000**

EXTENDED AND BEAUTIFULLY PRESENTED, THIS SPACIOUS THREE-BEDROOM END-TERRACE HOME FEATURES VERSATILE LIVING SPACE, A LANDSCAPED GARDEN, GYM, OFF-STREET PARKING, AND A PRIME LOCATION CLOSE TO SCHOOLS AND LOCAL AMENITIES.

Welcome to this superb three-bedroom end-terraced house located on Ancaster Avenue in the highly sought-after area of Hull. This delightful property features a wealth of features that make it an ideal family home or a fantastic investment opportunity.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The extended living area runs alongside the large kitchen, creating a warm and inviting atmosphere. The property also features a beautifully landscaped garden, complete with a charming pagoda seating area and a designated BBQ space, perfect for hosting gatherings with family and friends.

The accommodation comprises two generous double bedrooms and a single bedroom, all of which are well-proportioned and filled with natural light. The modern bathroom is tastefully designed, ensuring comfort and convenience for all residents. For those seeking additional space, the loft has been thoughtfully boarded and plastered, equipped with electrics and lighting, making it an excellent area for storage or potential conversion into an office, playroom, or hobby space. The insulated gym, complete with power and internet access, is a fantastic bonus, providing a private area for fitness enthusiasts.

The property offers off-street parking, ensuring convenience for residents and guests alike. Its prime location off Bricknell Avenue places it within easy reach of Wyke Sixth Form College and Kelvin Hall School, making it an ideal choice for families. Additionally, the proximity to Hull city centre, the University of Hull, and The Avenues means that a wide array of amenities is just a stone's throw away.

### **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.

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

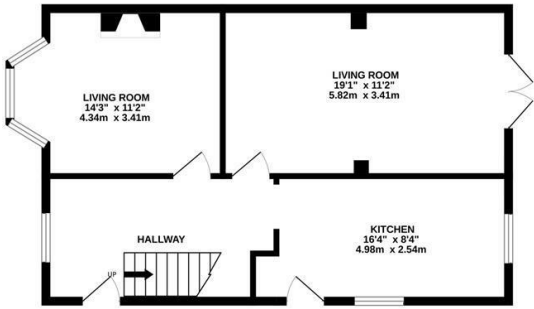
### **TENURE**

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

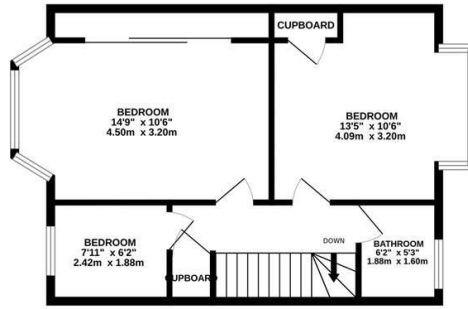
### **VIEWINGS**

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

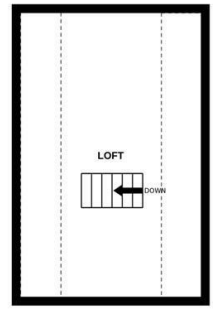
GROUND FLOOR



1ST FLOOR



2ND 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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

