



SYMONDS + GREENHAM

Estate and Letting Agents



2 Lynton Avenue Anlaby Park Road South, Hull, HU4 7DA

Offers over £265,000

Symonds and Greenham are delighted to present this exceptional four bedroom semi detached family home, situated on Lynton Avenue, just off Anlaby Park Road South in the popular HU4 area. Beautifully refurbished and extended throughout, the property offers an impressive amount of stylish and versatile living space, complemented by a sensational plot.

Ideally positioned on a quiet residential street close to well regarded schools, local amenities and transport links, this is a fantastic family home with an incredible amount to offer.

The accommodation begins with a stylish entrance hall leading into a gorgeous open plan living and kitchen area. The beautifully finished kitchen forms the heart of the home, complete with a central island and double doors opening directly onto the rear garden. A fantastic separate snug provides an additional reception space, while a utility room and downstairs WC complete the ground floor.

To the first floor are three great bedrooms, including two generous doubles and a single bedroom, alongside a stylish family shower room.

The top floor is dedicated to the sensational primary suite. Created through a loft conversion completed to regulations, this fantastic space provides a beautiful principal bedroom with its own en suite and dedicated dressing area, creating a superb private retreat.

Externally, the plot is a real highlight. Immediately to the rear of the house is a lovely enclosed garden with lawn and patio, ideal for relaxing and entertaining. Beyond this is the impressive L shaped garden, incorporating an expansive lawn, attractive planters and a generous gravelled section which continues round to form the driveway, providing ample off street parking. The abundance of outdoor space creates a fantastic setting for children to play, entertaining and family life.

Beautifully refurbished, significantly extended and occupying an exceptional plot, this is a truly impressive family home that needs to be viewed to fully appreciate it!

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 C.

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

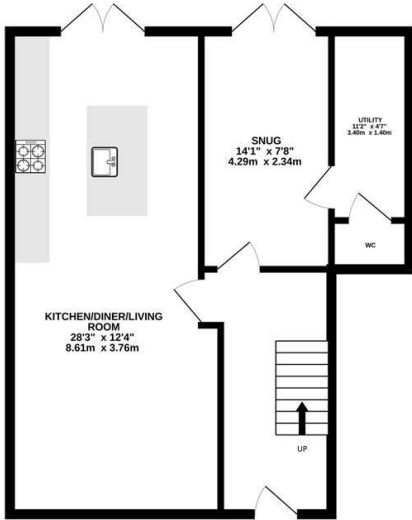
Symonds + Greenham have been informed that this property is Freehold.

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

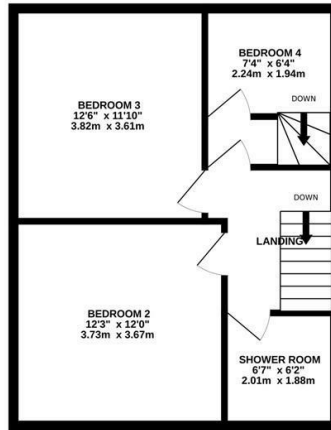
VIEWINGS

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

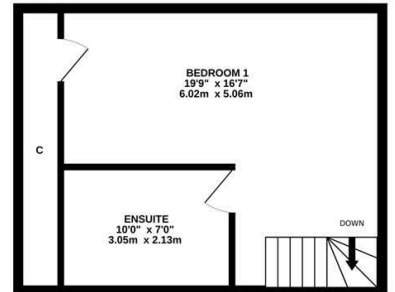
GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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	

