



SYMONDS + GREENHAM

Estate and Letting Agents



173 Welwyn Park Avenue, Hull, Yorkshire HU6 7DW

£145,000

PERFECT FOR FIRST-TIME BUYERS AND READY TO MOVE INTO, THIS CHARMING TWO-BEDROOM HOME COMBINES TWO RECEPTION ROOMS, AN EXTENDED MODERN KITCHEN, LOW-MAINTENANCE REAR GARDEN, OFF-STREET PARKING, AND A DETACHED GARAGE IN A FANTASTIC LOCATION CLOSE TO HULL UNIVERSITY.

Nestled in the popular area of Welwyn Park Avenue, Hull, this charming mid-terrace home presents an excellent opportunity for first-time buyers. The property features two well-proportioned bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming entrance hall that leads to a comfortable living room and a separate dining room, perfect for family gatherings or hosting friends. The extended kitchen at the rear is a delightful feature, offering a modern space for culinary pursuits. The low-maintenance rear garden, primarily astrourfed, ensures you can enjoy outdoor space without the hassle of extensive upkeep. Additionally, a detached storage garage provides practical storage solutions.

The first floor comprises two bedrooms, ideal for restful nights, along with a well-appointed modern bathroom. The property is further enhanced by off-street parking at the front, featuring a gravelled drive, ensuring convenience for residents and guests alike. With double glazing throughout and gas central heating, this home is both energy-efficient and comfortable. The current owners have recently installed a new roof, adding an extra layer of reassurance for prospective buyers.

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 "A"

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

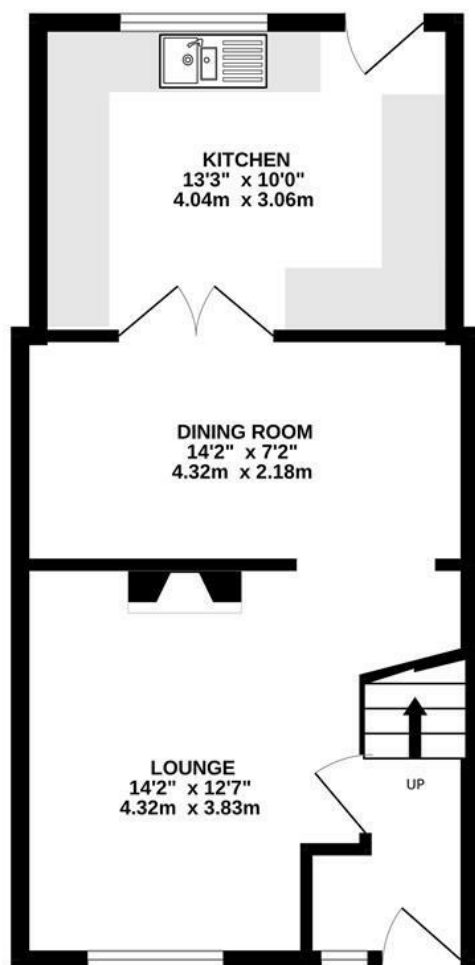
Symonds + Greenham have been informed that this property is Freehold.

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

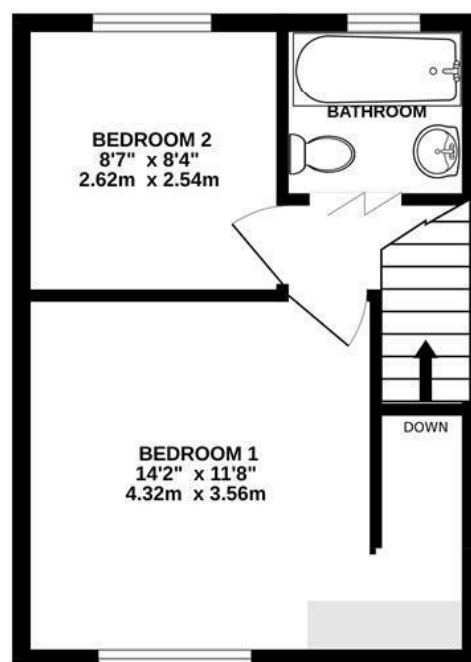
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 731sq.ft. (67.9 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	
65	74
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	
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