



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **167 Park Avenue, Hull, HU5 3EX**

### **£320,000**

Nestled in the esteemed conservation area of Princes Avenue, Hull, this charming mid-terrace house presents an excellent opportunity for those seeking a spacious family home with potential for personalisation. The property features two inviting reception rooms, including a generous lounge adorned with a delightful bay window that allows natural light to fill the space, creating a warm and welcoming atmosphere.

The heart of the home is the open-plan kitchen and living area, ideal for family gatherings and entertaining friends. This residence features three well-proportioned double bedrooms, with an additional fourth bedroom currently serving as a study, providing ample accommodation for family or guests. Furthermore, there is an additional loft room that can be adapted to suit your needs. The bathroom, while functional, offers a blank canvas for you to infuse your own style and taste.

One of the standout features of this property is the expansive south-facing rear garden, with garage. Offering a tranquil sanctuary perfect for enjoying sunny days, gardening, or simply unwinding in a peaceful environment. The location is exceptional, set along a picturesque, tree-lined avenue that enhances the charm of the neighbourhood. Residents benefit from a vibrant local community, with a variety of independent shops and amenities available along Newland and Charterlands Avenue.

Excellent public transport links ensure easy access to the City Centre and beyond, making commuting a breeze. Families will appreciate the close proximity to reputable schools, colleges, and the University of Hull, all within a short distance. For those who enjoy socialising, the lively café bars and restaurants in the nearby areas of Newland and Princes Avenue offer a delightful selection of dining and entertainment options. While the property requires some modernisation, it has been well cared for and presents a wonderful opportunity to create a personalised family home in a highly desirable location.

### **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.

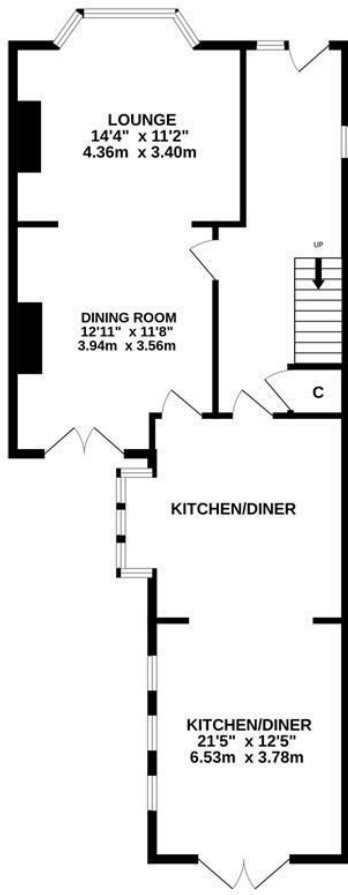
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

### **VIEWINGS**

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

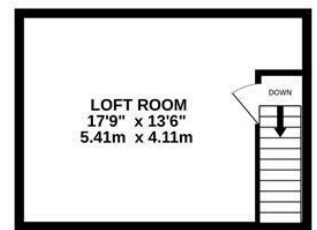
GROUND FLOOR



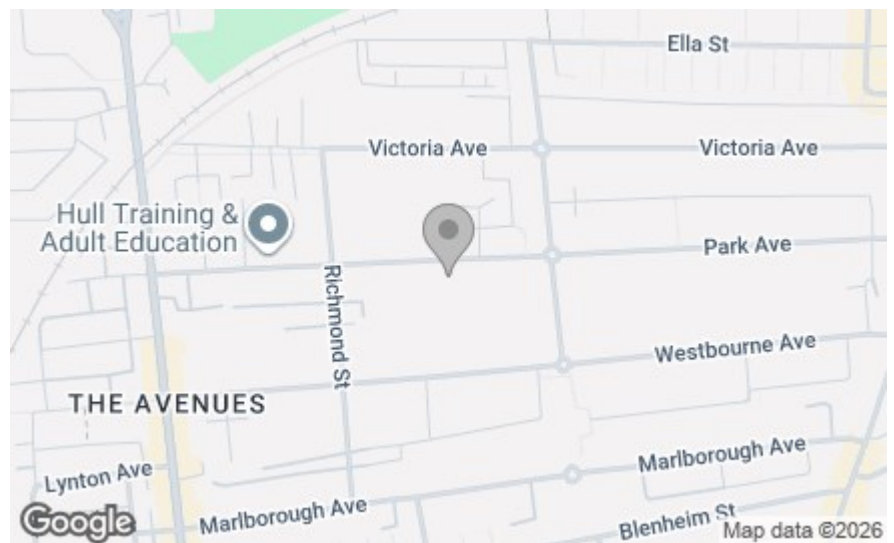
1ST FLOOR



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	
(92 plus) <b>A</b>	
(81-91) <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	
(02 plus) <b>A</b>	
(81-91) <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