



SYMONDS + GREENHAM

Estate and Letting Agents



272 Park Avenue Princes Avenue, Hull, HU5 4DA

£295,000

FULL OF PERIOD CHARM AND CHARACTER, THIS SPACIOUS FOUR-BEDROOM FAMILY HOME OFFERS THREE RECEPTION ROOMS, BEAUTIFUL GARDENS, AND A PRIME AVENUES LOCATION JUST MOMENTS FROM SHOPS, CAFÉS, RESTAURANTS, AND EXCELLENT TRANSPORT LINKS.

Nestled in the charming area of Princes Avenue, Hull, this delightful mid-terrace house offers a perfect blend of period features and modern living. With three spacious reception rooms, including a bay window lounge, a dining room, and a cosy sitting room, this property is ideal for both entertaining guests and enjoying family time. The well-appointed kitchen features a breakfast bar, making it a lovely spot for casual dining, while a convenient downstairs w/c adds to the practicality of the home.

The property comprises four generously sized bedrooms, providing ample space for family or guests. The bathroom is well-designed, ensuring comfort and convenience for all residents. Outside, the beautiful garden offers a serene retreat, perfect for enjoying sunny days or hosting gatherings.

The location is particularly appealing, with a wealth of amenities just a stone's throw away. The vibrant streets of Chanterlands and Newland Avenue are lined with a variety of shops, ensuring that daily needs are easily met. Families will appreciate the proximity to schools, colleges, and the University of Hull, all within a short walking distance or a brief drive. For leisure, the area boasts an array of lively café bars and restaurants, making it a fantastic place to unwind and socialise.

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

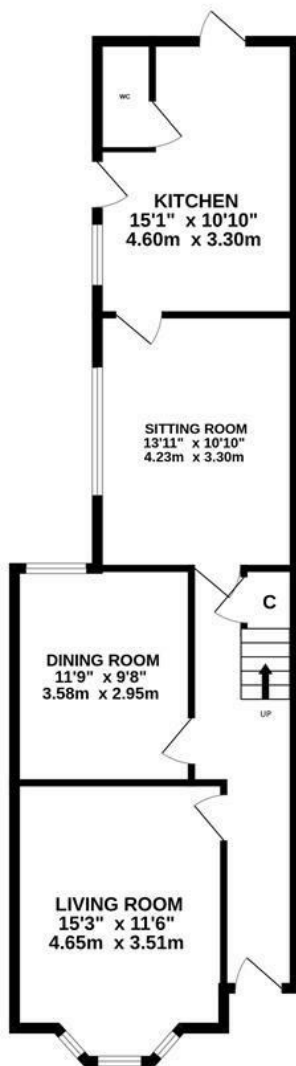
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

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.



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.
Made with Metropix ©2026

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	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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	

