



SYMONDS + GREENHAM

Estate and Letting Agents



251 Alliance Avenue, Hull, HU3 6QY

£120,000

Symonds and Greenham are delighted to present this phenomenal two bedroom terraced period home on Alliance Avenue, just off Spring Bank West in a central and convenient HU3 location.

Ideally positioned for a wide range of local amenities and excellent transport links into the city centre and beyond, this beautiful home has undergone a stunning transformation by the current owner. The property has been thoughtfully styled throughout, carefully balancing modern touches with features that remain in keeping with the age and character of the home.

The accommodation briefly comprises a welcoming entrance hall leading into a superb open plan living and dining space. The living room to the front is particularly striking, featuring a bay window and an attractive open fire which creates a warm and inviting focal point. To the rear is a modern and well designed kitchen, complemented by a useful lobby area providing access to a utility room and convenient ground floor WC.

To the first floor are two beautiful double bedrooms along with a stylish and elegantly finished bathroom, complete with a freestanding bath and separate shower.

Externally, the property continues to impress with a lovely west facing rear garden, thoughtfully arranged with both lawn and gravel to create a stylish yet low maintenance outdoor space. A side passage connecting front and rear provides convenient access.

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.

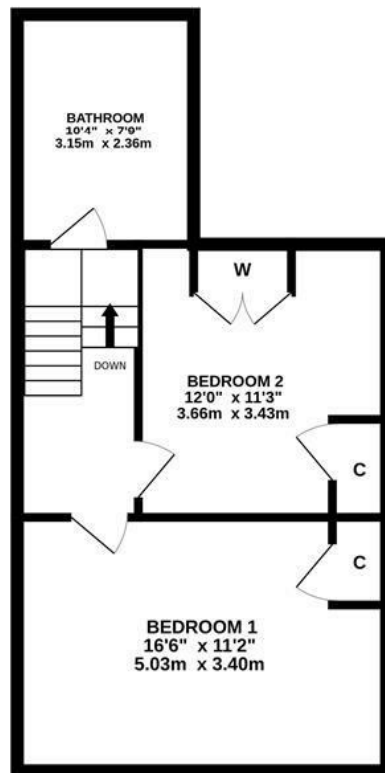
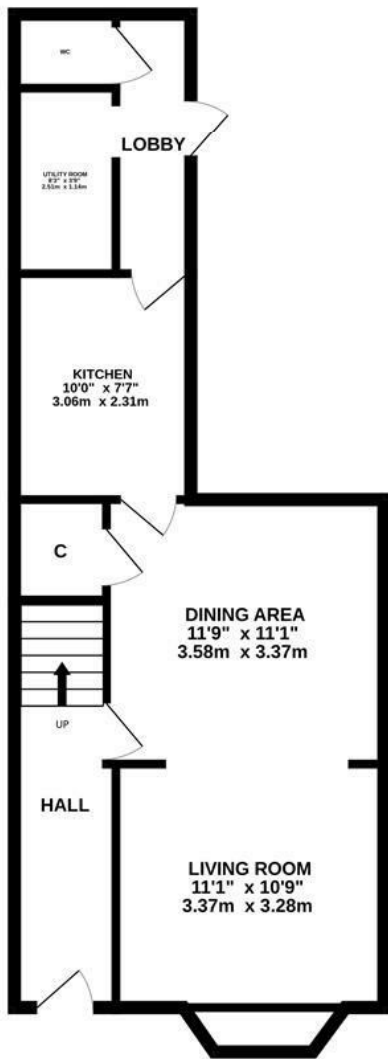
TENURE

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

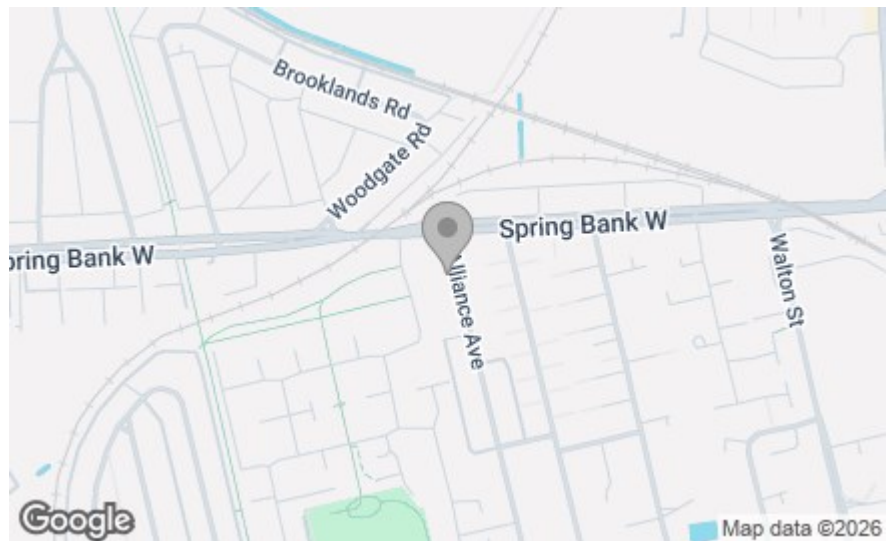
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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



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) A	73
(81-81) 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	
(82 plus) A	73
(81-81) 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