



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **29 Alderidge Avenue, Hull, East Yorkshire HU5 4EG**

### **£360,000**

Symonds and Greenham are delighted to bring to the market this truly exceptional four bedroom semi detached family home, located on the ever popular Alderidge Avenue in HU5. Occupying a highly sought after position close to well regarded schools and a range of local amenities, this beautifully extended property offers generous and versatile accommodation arranged over three floors, finished to an immaculate standard throughout. This outstanding home has been thoughtfully extended and improved to create a stylish and contemporary living space, perfectly suited to modern family life, with a seamless blend of character features and high quality finishes.

The accommodation briefly comprises a welcoming entrance hall, a charming living room featuring a bay window and log burner, and a stunning open plan kitchen diner and family living space to the rear, complete with a central island and bi fold doors opening out onto the garden, creating an ideal space for entertaining. A separate utility room and ground floor WC complete the layout. To the first floor are four well proportioned double bedrooms, including a superb primary bedroom benefitting from an en suite, along with a modern family bathroom. A converted loft space provides additional versatile accommodation, ideal for use as a home office, playroom or occasional room.

Externally, the property enjoys a generous and beautifully maintained rear garden, providing a perfect space for relaxing and entertaining. There is also a garage and a front driveway offering ample off street parking.

This is a rare opportunity to acquire a stunning, move in ready family home in one of HU5's most desirable locations and early viewing is highly recommended.

### **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 D.

### **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**

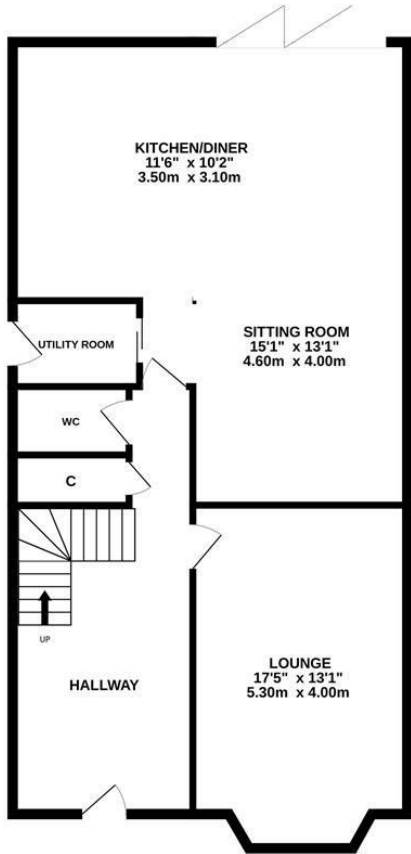
Symonds + Greenham have been informed that this property is Freehold.

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

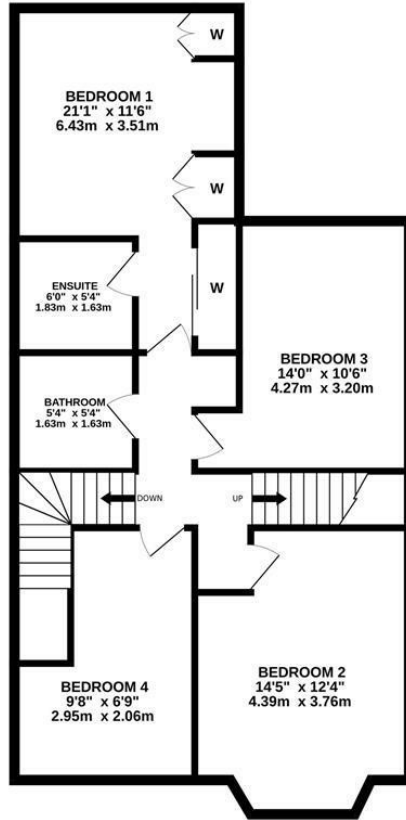
### **VIEWINGS**

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

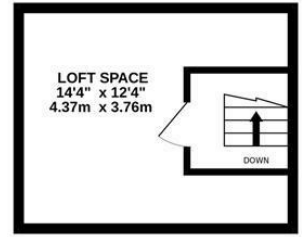
GROUND FLOOR



1ST FLOOR



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	
(82 plus) <b>A</b>	
(81-81) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(81-81) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

