



SYMONDS + GREENHAM

Estate and Letting Agents



259 Alliance Avenue, Hull, HU3 6QY

£135,000

BEAUTIFULLY PRESENTED AND READY TO MOVE INTO, THIS SPACIOUS THREE-BEDROOM PERIOD HOME OFFERS OPEN-PLAN LIVING, A WEST-FACING REAR GARDEN, AND A FANTASTIC LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Nestled on Alliance Avenue in Hull, this charming three-bedroom mid-terrace period home offers a delightful blend of comfort and convenience. Located just off Spring Bank West, this property is perfectly positioned in the sought-after HU3 area, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed into an open plan lounge diner, creating a warm and inviting atmosphere for both relaxation and entertaining. The good-sized kitchen, complete with a small utility area, provides ample space for culinary pursuits. The downstairs bathroom adds to the practicality of the home, ensuring that daily routines are effortlessly managed.

The property features two generously sized double bedrooms, alongside a single bedroom, making it suitable for various living arrangements. Additionally, the loft space presents an opportunity for further development or storage, catering to your individual needs. One of the standout features of this home is the west-facing rear garden, which offers a perfect spot for enjoying the afternoon sun. Whether you wish to cultivate a garden or simply unwind outdoors, this space is sure to enhance your living experience.

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.

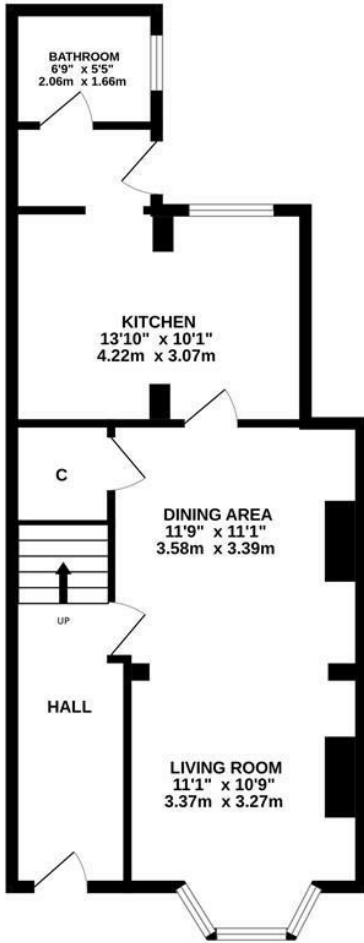
TENURE

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

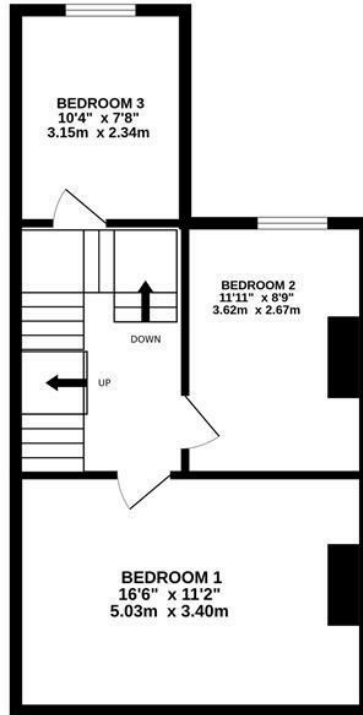
VIEWINGS

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

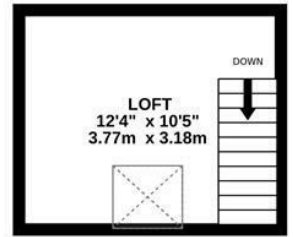
GROUND FLOOR



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)	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		63	73
		EU Directive 2002/91/EC	

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	

