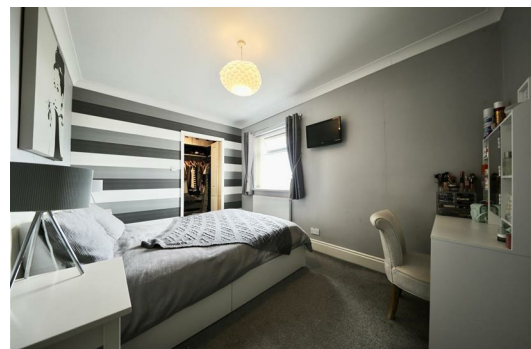




SYMONDS + GREENHAM

Estate and Letting Agents



307 James Reckitt Avenue, Hull, HU8 8LQ

£210,000

STUNNING EXTENDED THREE-BEDROOM SEMI-DETACHED HOME FEATURING A BESPOKE OPEN-PLAN KITCHEN DINER WITH BIFOLD DOORS, TWO RECEPTION ROOMS, WALK-IN WARDROBE TO THE MASTER BEDROOM, LANDSCAPED GARDEN WITH PIZZA OVEN, AND OFF-STREET PARKING FOR THREE VEHICLES.

Situated on the charming James Reckitt Avenue in Hull, this beautifully updated semi-detached house is a remarkable find that combines comfort with modern living. The property features three well-proportioned bedrooms, making it an ideal choice for families or anyone in need of extra space. Upon entering, you are welcomed by two inviting reception rooms, including a spacious front lounge that features a delightful log burner, perfect for those cosy evenings at home. The heart of this residence is undoubtedly the stunning kitchen diner, enhanced by two rear extensions. This contemporary space is designed for entertaining, complete with a log burner and bifold doors that open up to a well-maintained garden, laid to lawn for easy upkeep and enjoyment.

The upper floor houses three generous bedrooms, each thoughtfully designed with fitted storage solutions to maximise space. The master bedroom stands out with its impressive walk-in wardrobe, adding a touch of luxury to your daily routine. Completing the upper floor is a modern three-piece bathroom, providing a stylish and functional area for all your needs. Located in the east of the city, this property is within the catchment area of highly regarded primary and secondary schools, making it an excellent choice for families. Local amenities are conveniently close, and the beautiful East Park is just a short walk away, offering a perfect blend of tranquility and accessibility. With off street parking available for three vehicles, this home is not only practical but also a wonderful place to create lasting memories. Additional features such as CCTV, a built-in pizza oven, and an electric car charger enhance the appeal of this delightful property.

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 "B"

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

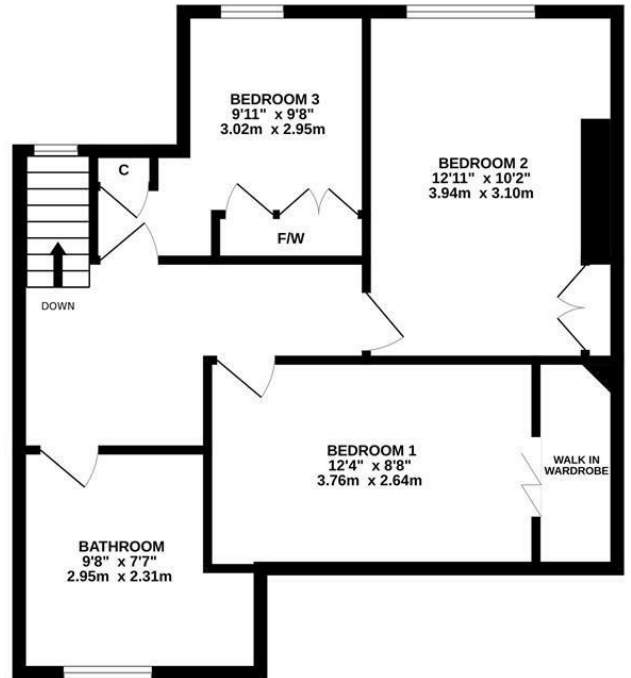
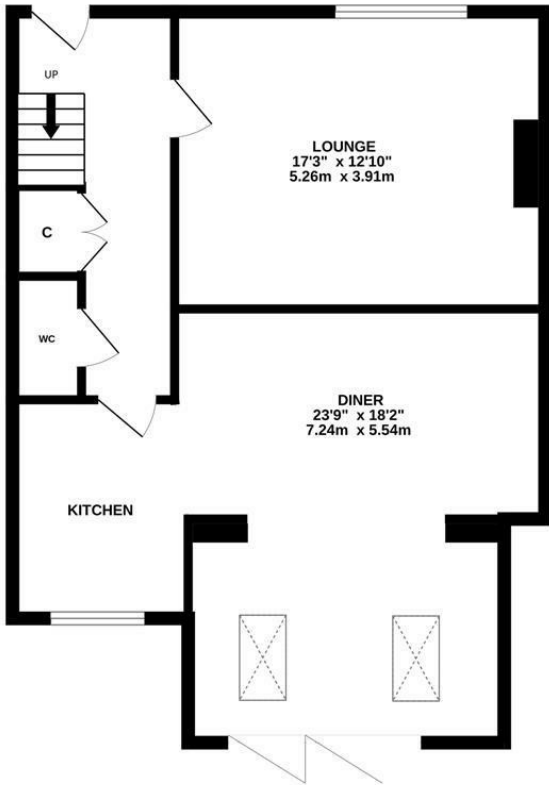
Symonds + Greenham have been informed that this property is Freehold.

VIEWINGS

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

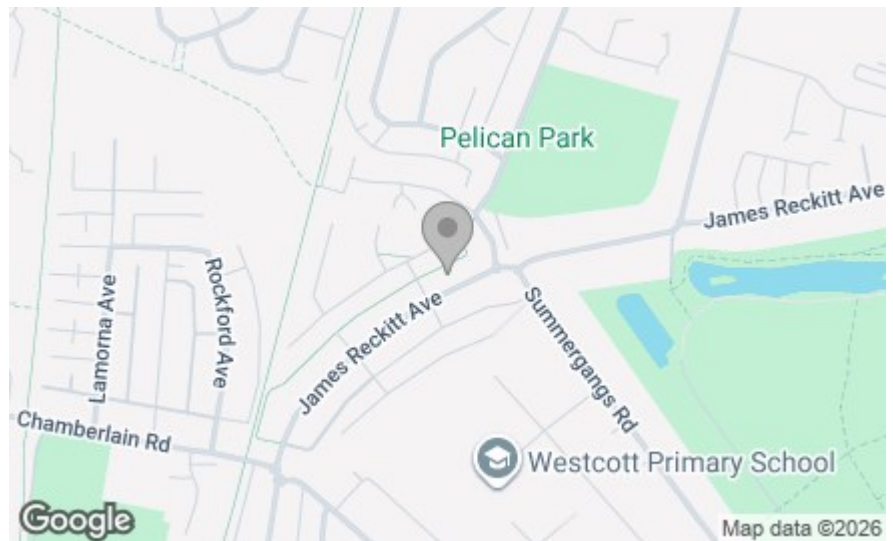
GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.

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	
(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	
(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