SYMONDS + GREENHAM

Estate and Letting Agents

2 Avondale Anlaby Park Road South, Hull, HU4 7BN
£145,000

Symonds and Greenham are delighted to present this beautifully presented three bedroom mid terraced home on Avondale Crescent, a popular residential address just off Anlaby Park Road South. Ideally positioned close to a wide range of local amenities, well regarded schools and excellent transport links, this move in ready property is perfectly suited to first time buyers, young families and those looking for a home they can enjoy from day one.

The accommodation briefly comprises a welcoming entrance hall leading into a bright and spacious living room, enhanced by a bay window and attractive feature fireplace. The adjoining dining area creates a sociable and practical living space, ideal for both everyday family life and entertaining. To the rear is a modern fitted kitchen, while a stylish ground floor bathroom completes the accommodation on this level.

To the first floor are three well proportioned bedrooms, all presented to a good standard and offering comfortable and versatile accommodation.

Externally, the property benefits from neatly maintained front and rear gardens, both designed with ease of maintenance in mind while still providing attractive outdoor space to enjoy throughout the year.

A well cared for home in a consistently popular location, offering excellent value and ready for its next owners to move straight into.

BOOK YOUR VIEWING NOW!

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.

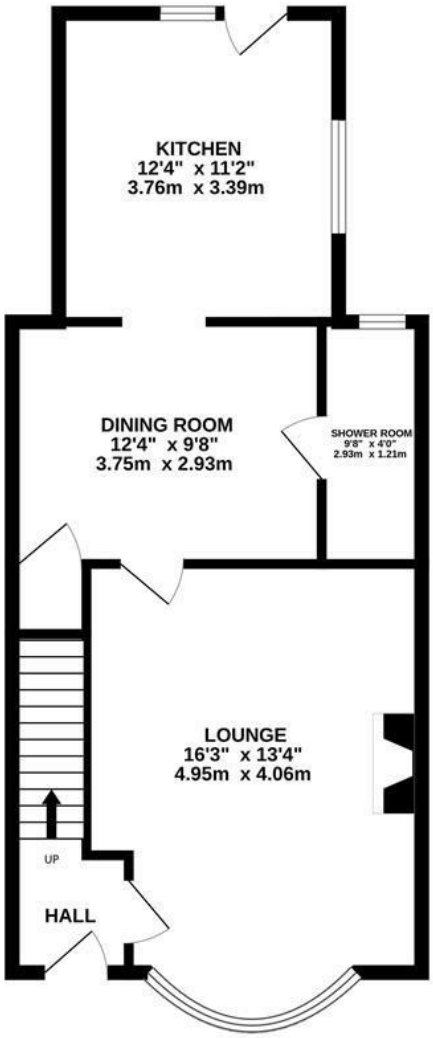
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

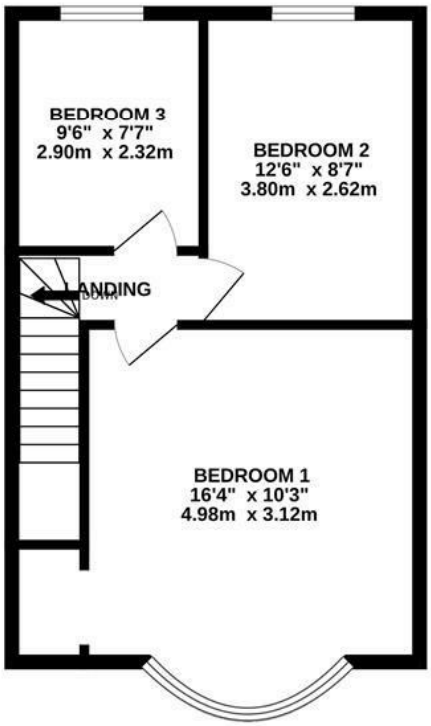
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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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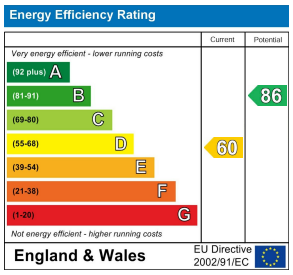

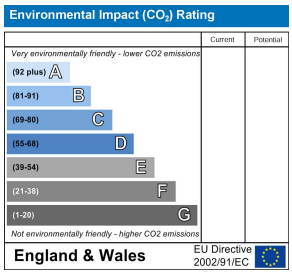

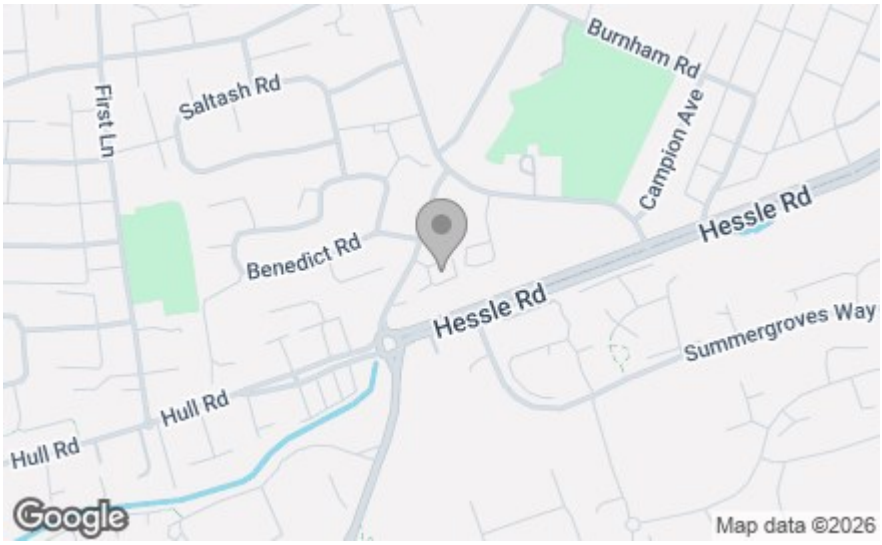

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