



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **14 Colwall Avenue, Hull, HU5 5SN**

### **£122,500**

SPACIOUS THREE-BED SEMI-DETACHED HOME – GENEROUS PLOT WITH THREE GARAGES – POPULAR HU5 LOCATION – CLOSE TO AMENITIES – NEW FELT ROOF WITH 15-YEAR GUARANTEE – REQUIRES MODERNISATION

Set on a large plot with the rare advantage of three garages, this three bedroom semi detached property on Colwall Avenue offers incredible scope to create a spacious and versatile family home. Situated in a popular HU5 residential location, it's close to well regarded schools, local shops and amenities, making it an appealing choice for families and investors alike.

The property does require some updating, but the generous proportions throughout provide an excellent foundation. The ground floor features an entrance hall, a bright open plan living and dining space, and a good sized kitchen with plenty of potential to reconfigure or extend. Upstairs, there are three well proportioned bedrooms and a family bathroom.

Externally, the property really stands out. There are gardens to both the front and rear, along with ample outside space that offers flexibility for landscaping, entertaining or even future expansion (subject to the usual consents). The inclusion of three garages provides exceptional storage, parking or workshop potential, further adding to the property's appeal.

BOOK YOUR VIEWING NOW!

## 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.

## TENURE

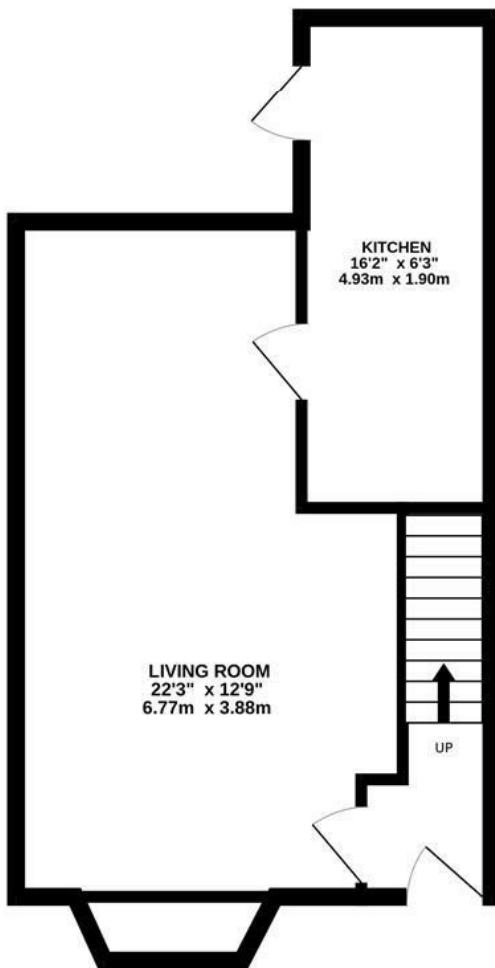
Symonds + Greenham have been informed that this property is Freehold.

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

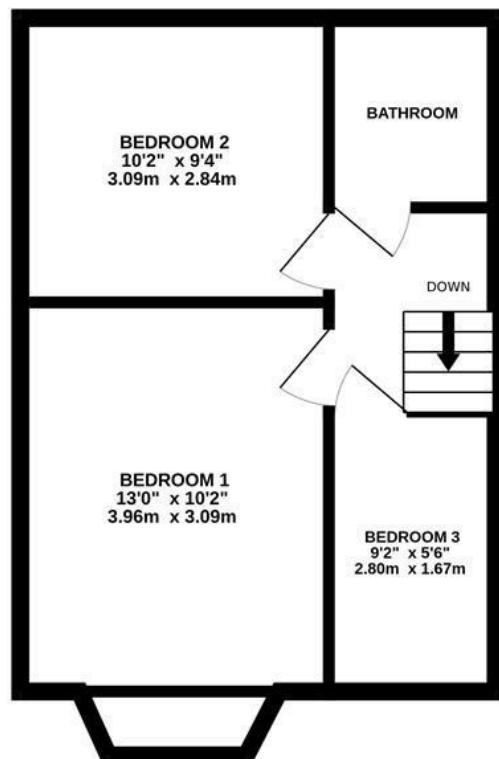
## VIEWINGS

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

## GROUND FLOOR



## 1ST FLOOR



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	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

