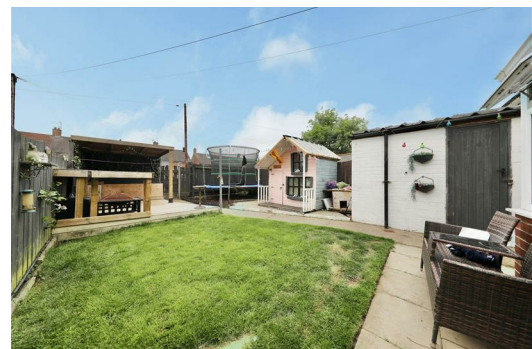




SYMONDS + GREENHAM

Estate and Letting Agents



301 Bricknell Avenue, Hull, East Yorkshire HU5 4TJ

£160,000

SPACIOUS, VERSATILE, AND FULL OF POTENTIAL, THIS THREE-BEDROOM HOME OFFERS GENEROUS LIVING SPACE, A LOVELY REAR GARDEN, GARAGE PROVIDING OFF-STREET PARKING, AND A FANTASTIC LOCATION CLOSE TO SCHOOLS, AMENITIES, AND TRANSPORT LINKS.

Nestled on Bricknell Avenue in Hull, this spacious mid-terraced house presents an excellent opportunity for families, first-time buyers, or investors alike. With three generously sized bedrooms, this property offers ample space for comfortable living. The ground floor features a welcoming hallway that leads to a large lounge/diner, perfect for entertaining or relaxing with loved ones. The kitchen is well-appointed, and the adjoining conservatory provides a delightful space to enjoy the garden views.

Upstairs, you will find three good-sized bedrooms, ideal for family living or accommodating guests. The shower room and separate WC add convenience to the layout. Outside, the property boasts an enclosed rear garden, predominantly laid to lawn, which is perfect for children to play or for hosting summer gatherings. A charming brick outhouse offers additional storage, while a small patio area and built-in seating enhance the outdoor experience. The back of the property features a garage, providing off-street parking options.

The location is particularly advantageous, with close proximity to local schools, amenities, and excellent transport links by bus and car. Additionally, the picturesque village of Cottingham is just a short distance away, offering a welcoming community atmosphere and beautiful surroundings.

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

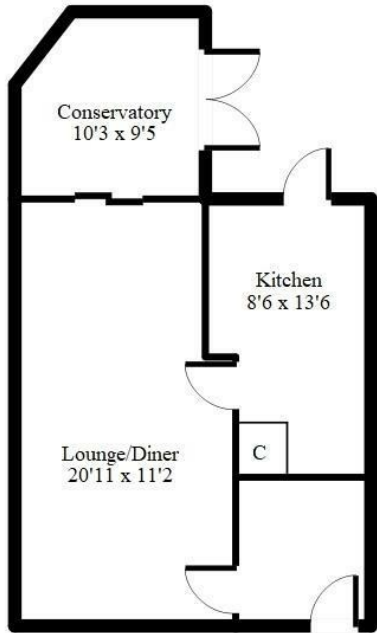
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

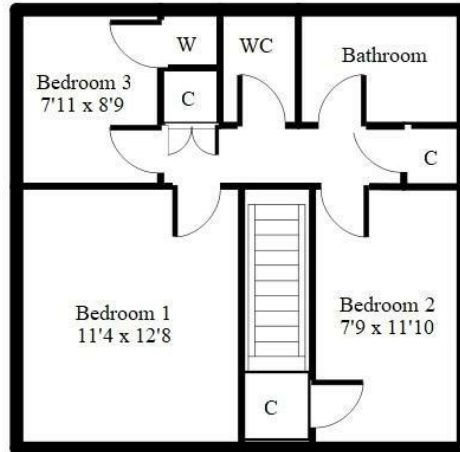
Symonds + Greenham have been informed that this property is Freehold.

VIEWINGS

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



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	85
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	83
(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	
67	
England & Wales	EU Directive 2002/91/EC

