



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **336 Greenwood Avenue, Hull, HU6 8AP**

### **£90,000**

FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS. THIS TWO-BEDROOM HOME OFFERS SPACIOUS ACCOMMODATION, A REAR GARDEN, NO ONWARD CHAIN, AND EXCELLENT POTENTIAL TO MODERNISE AND ADD VALUE.

Nestled on Greenwood Avenue in Hull, this charming mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. With no chain involved, you can move in and start making this property your own. The home features a welcoming reception room that flows seamlessly into a functional kitchen, which in turn leads to a delightful rear garden, perfect for enjoying the outdoors.

The property features two spacious double bedrooms, providing ample space for relaxation or study. A well-appointed bathroom completes the accommodation, ensuring all your essential needs are met. While the house is in need of modernisation, this offers a fantastic chance for you to personalise the space and truly make it your own.

Conveniently located, Greenwood Avenue is just off Beverley High Road, with easy access to local amenities and facilities. The area is well-served by bus services, connecting you to both Cottingham, which is approximately 2 miles away, and Hull city centre, just 4 miles from your doorstep. This prime location ensures that you are never far from the vibrant life and conveniences that both towns offer.

Whether you are looking to invest or seeking a starter home, this property is a blank canvas ready for your creative touch. Don't miss out on the chance to secure this promising home in a desirable area.

### **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**

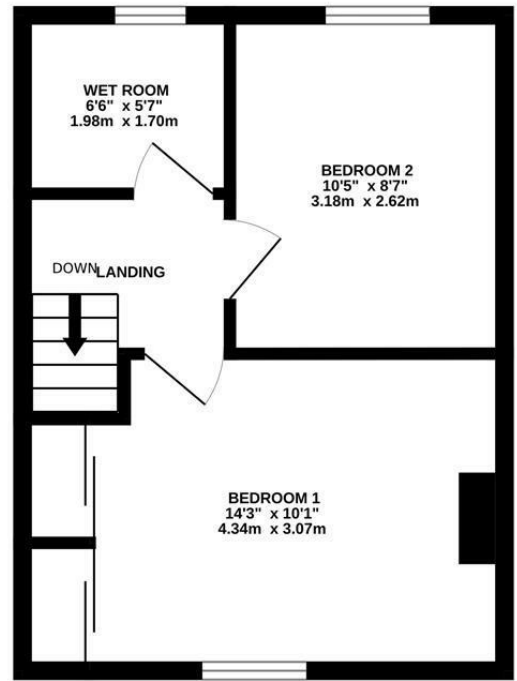
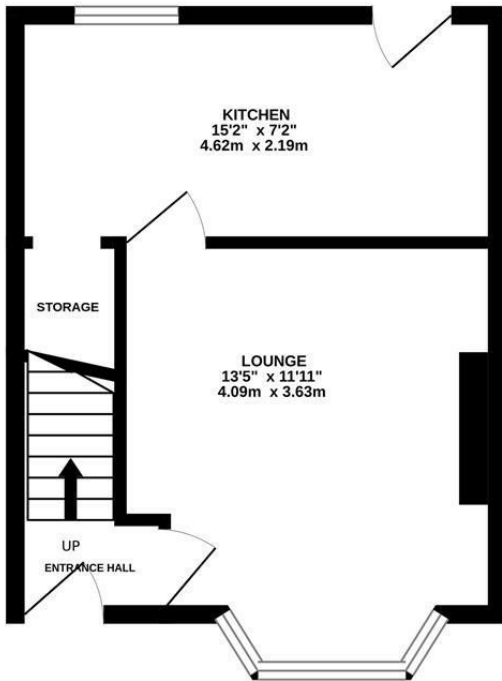
Symonds + Greenham have been informed that this property is Freehold.

### **VIEWINGS**

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

GROUND FLOOR

1ST FLOOR



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
	<b>86</b>
<b>65</b>	

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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

