



## 63 Bricknell Avenue, Hull, East Yorkshire HU5 4ET Offers over £310,000

BEAUTIFUL FOUR BED SEMI DETACHED - HIGHLY SOUGHT AFTER LOCATION - CONVERTED LOFT SPACE - THREE BATHROOMS - OPEN PLAN KITCHEN DINER - SOUTH FACING GARDEN

Situated on the popular Bricknell Avenue, this beautifully extended four bedroom semi detached property offers the perfect combination of space, style and location, making it an ideal choice for growing families. Set in one of the area's most sought after school catchments and just a short distance from a wide range of local amenities, this home ticks boxes for those seeking both convenience and comfort. Stylishly presented throughout, the property has been thoughtfully improved and extended to create a warm and welcoming space, perfect for modern family living.

The ground floor comprises a welcoming entrance hall, a cosy living room perfect for relaxing, and a stunning open plan kitchen diner and family room — the true heart of the home — designed for both everyday life and entertaining. A bright conservatory enjoys garden views and adds further flexible living space. Completing the ground floor is a well proportioned bedroom and a convenient modern shower room, ideal for guests or multi generational living.

The first floor offers three good sized bedrooms, all presented to a high standard, along with a sleek family bathroom and a stylish shower room, providing plenty of convenience for a busy household. To the second floor, the converted loft space creates a fantastic additional room, perfect for use as an extra bedroom, home office or hobby space.

Externally, this home continues to impress with a large, south-facing rear garden — a real sun trap and ideal for outdoor entertaining, family time or simply relaxing. There is also a garage providing great storage or workshop potential and a generous front drive offering off street parking for multiple vehicles. This is a superb, move-in-ready family home in a prime Bricknell Avenue location.

BOOK YOUR VIEWING NOW

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and doors to the kitchen diner and door to...

### LOUNGE

a stylish living room with gas fireplace and bay window

### KITCHEN DINER

*21'8 x 19'9 max (6.60m x 6.02m max)*

a beautiful open plan kitchen diner with a range of eye and base level units with complementing work surfaces, central island with induction hob and overhead extractor fan, stainless steel sink with mixer tap and drainer unit, integrated double oven, integrated washer dryer, integrated dish washer and space for American style fridge freezer, adjoining the...

### CONSERVATORY

*18'0 x 9'5 max (5.49m x 2.87m max)*

a stylish reception room, currently used as a dining room, with doors to the rear garden and door to...

### BEDROOM 1

*11'2 x 10'4 max (3.40m x 3.15m max)*

a spacious bedroom, with door to the...

### WET ROOM

with low level w/c, sink basin with vanity unit, heated towel rail, shower attachment and floor to ceiling tiles

## FIRST FLOOR

### LANDING

with doors to bedrooms, bathroom and stairs to second floor

### MASTER BEDROOM

*14'10 x 12'1 max (4.52m x 3.68m max)*

a good sized double bedroom with fitted wardrobes

### BEDROOM 2

*14'10 x 12'1 max (4.52m x 3.68m max)*

a spacious double bedroom with fitted wardrobes

### BEDROOM 3

*10'11 x 8'8 max (3.33m x 2.64m max)*

a good sized double bedroom

### BATHROOM

with low level w/c, pedestal hand basin and panelled bath with tiles to splash back areas

### SHOWER ROOM

with low level w/c, pedestal sink basin, heated towel rail and walk in shower, with floor to ceiling tiles

## SECOND FLOOR

### LOFT ROOM

*15'9 x 15'1 max (4.80m x 4.60m max)*

a versatile space (not to building regs)

### OUTSIDE

a beautiful south facing, low maintenance rear garden with paved patio, artificial grass and garage, enclosed by timber fencing.

To the front, the property boasts a front and side drive, providing off street parking for multiple vehicles.

## GARAGE

### 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 D.

### 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.

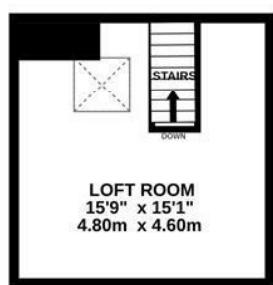
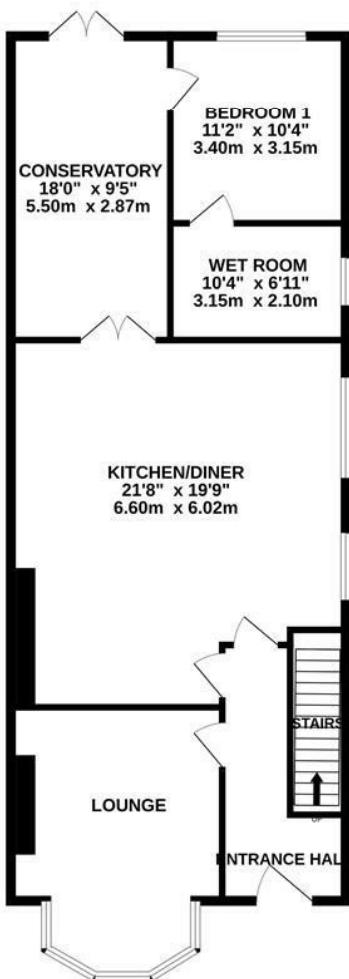
### VIEWINGS

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

GROUND FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.

1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.

2ND FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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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