



SYMONDS + GREENHAM

Estate and Letting Agents



9 Norland Avenue, Hull, HU4 7RB

£289,950

Symonds and Greenham are proud to present this truly outstanding three bedroom semi detached home to the market. Having been comprehensively refurbished to an exceptional standard, this remarkable property offers luxurious family living with beautifully curated interiors, exquisite attention to detail and an uncompromising level of finish throughout. Every room has been thoughtfully designed to create a home that is both elegant and practical, making it a true credit to the current owner. Occupying a sought after position on Norland Avenue in the ever popular HU4 area, close to an excellent range of local amenities and well regarded schools, this is undoubtedly one of the finest homes of its kind currently available.

The accommodation briefly comprises an inviting entrance hall, a cosy living room featuring a beautiful bay window and multi fuel burner, a breathtaking open plan kitchen diner complete with a central island, creating the true heart of the home and an ideal space for both everyday family life and entertaining. Also to the ground floor is a practical utility room and a stunning contemporary shower room. To the first floor are three generous and immaculately presented bedrooms together with a sensational family bathroom finished to an exceptional standard. A converted loft provides a fantastic and versatile additional space, ideal as a home office, hobbies room or occasional guest accommodation.

Externally, the property boasts a gorgeous west facing rear garden, a true sun trap that provides the perfect space for outdoor dining, entertaining or simply unwinding at the end of the day. A superb converted treatment room offers fantastic versatility and is ideally suited to those working from home or running a business, whilst the private driveway to the front provides convenient off street parking.

CENTRAL HEATING

The property has the benefit of gas central heating.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

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.

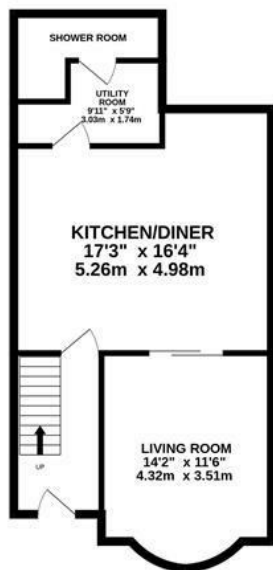
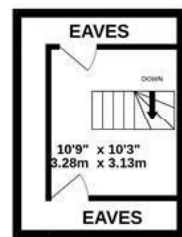
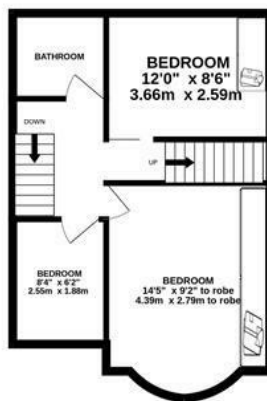
TENURE

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.



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	