



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **2 Sedbergh Avenue, Hull, East Yorkshire HU5 4SE** **£165,000**

EXTENDED THREE-BEDROOM END-TERRACE HOME IN A SOUGHT-AFTER LOCATION, FEATURING SPACIOUS LIVING ACCOMMODATION, A MODERN KITCHEN, FRONT AND REAR GARDENS, AND A GARAGE—IDEAL FOR FIRST-TIME BUYERS AND FAMILIES.

Nestled on Sedbergh Avenue in Hull, this extended three-bedroom end of terrace home presents an excellent opportunity for first-time buyers and families alike. Conveniently located off Bricknell Avenue, the property is in close proximity to well-regarded schools and local amenities, with efficient transport links to Hull city centre and the charming village of Cottingham.

Upon entering, you will be greeted by a spacious living room that exudes warmth and comfort, perfect for relaxing or entertaining guests. The lovely dining room provides an inviting space for family meals and gatherings. The modern kitchen is a highlight of the home, featuring contemporary fittings that make cooking a delight.

The property features three good sized bedrooms, ensuring ample space for rest and relaxation. The stylish bathroom adds a touch of elegance, completing the interior of this delightful home.

Outside, you will find gardens to both the front and rear, offering a pleasant outdoor space for gardening or enjoying the fresh air. Additionally, the garage at the rear provides convenient storage or parking options.

This charming end of terrace home is not only well-appointed but also offers a fantastic lifestyle in a sought-after area. With its blend of space, modern amenities, and a prime location, it is a property that should not be missed.

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **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.

### **VIEWINGS**

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

### **COUNCIL TAX BAND**

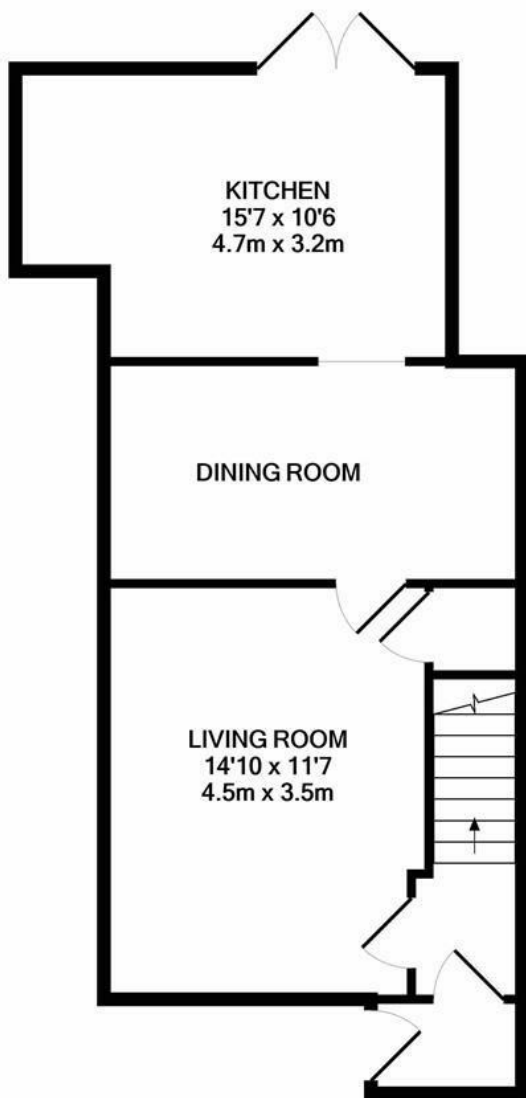
Symonds + Greenham have been informed that this property is in Council Tax Band "A"

### **FLOOR PLAN DISCLAIMER**

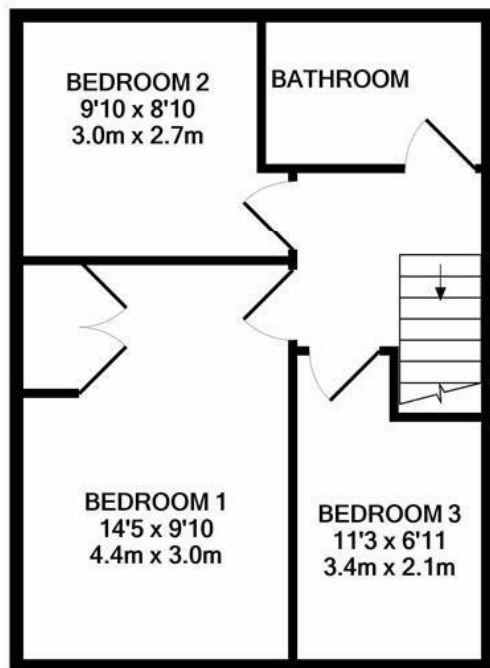
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **TENURE**

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



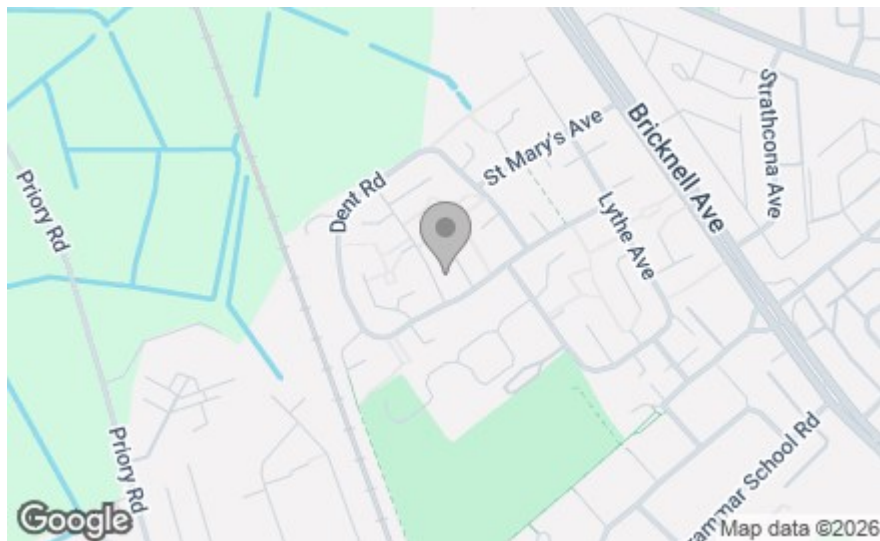
GROUND FLOOR  
APPROX. FLOOR  
AREA 509 SQ.FT.  
(47.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 899 SQ.FT. (83.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
	85
72	

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  
(02 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