



SYMONDS + GREENHAM

Estate and Letting Agents



62 National Avenue, Hull, HU5 4HR

£155,000

Symonds and Greenham are delighted to present this immaculately presented three bedroom terraced home on National Avenue, located in one of the most popular and convenient areas of HU5.

Perfectly positioned close to a wide range of local amenities, shops, cafés and supermarkets, the property also benefits from excellent transport links and well regarded schools nearby. Beautifully maintained throughout, this home is truly move in ready and would be ideal for first time buyers, downsizers or anyone looking for a stylish and low maintenance property in a fantastic location.

The accommodation briefly comprises a welcoming entrance hall leading into a superb open plan living, dining and kitchen space. This bright and sociable area is perfect for modern living, with French doors opening out onto the rear garden and allowing plenty of natural light to flow through the home.

To the first floor are three good sized bedrooms along with a lovely, well appointed family bathroom.

Externally, the property continues to impress with a delightful and low maintenance south facing rear garden, offering a wonderful outdoor space to relax or entertain. The garden also benefits from gated vehicle access to the rear via a tenfoot, providing valuable off street parking. To the front is a small, well maintained garden which enhances the property's kerb appeal.

A beautifully presented home in a highly desirable location — early viewing is highly recommended.

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 B.

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

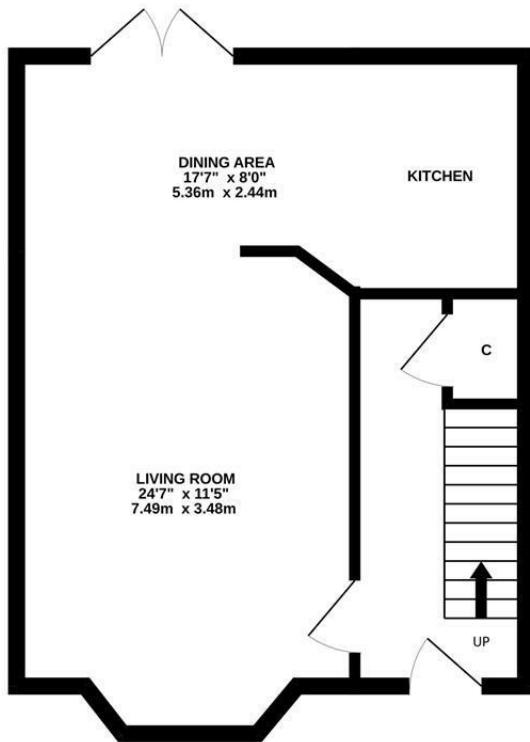
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

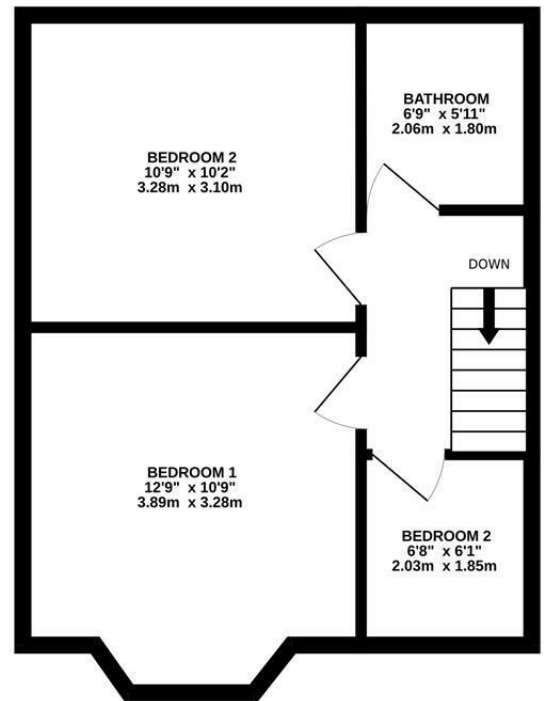
VIEWINGS

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

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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus)	A		
(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			
England & Wales			
EU Directive 2002/91/EC			

