SYMONDS + GREENHAM

*Estate and Letting Agents*










# 5 Barrington Avenue, Hull, HU5 4AZ
# £210,000

***GUIDE PRICE £210,000 - £220,000***

Situated along the ever popular Barrington Avenue in the sought after HU5 area, this beautifully presented three bedroom semi detached home offers a wonderful blend of traditional 1930s character and stylish modern living. Immaculately maintained and thoughtfully finished throughout, the property is ready to move straight into and enjoys a fantastic location within easy reach of well regarded schools along Bricknell Avenue, local amenities and excellent transport links.

The accommodation briefly comprises a welcoming entrance hall leading into a stylish living room, complete with an attractive fireplace and lovely bay window allowing plenty of natural light to flood the space. A beautiful separate dining room provides a wonderful setting for family meals and entertaining, with direct access to the rear garden. A modern fitted kitchen and convenient ground floor WC complete the ground floor accommodation.
To the first floor are three lovely bedrooms, each beautifully presented, alongside a modern family bathroom finished in a contemporary style.
Externally, the property benefits from a delightful south facing rear garden, offering a lovely space to relax and enjoy the sunshine. A garage and useful garden shed provide excellent additional storage, while gated vehicle access via the rear tenfoot and hard standing adds further practicality.

Combining attractive traditional features with modern interiors and a highly desirable residential location, this is a fantastic home that is ready for its next owners to move straight in and enjoy.

BOOK YOUR VIEWING NOW!

## 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 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.

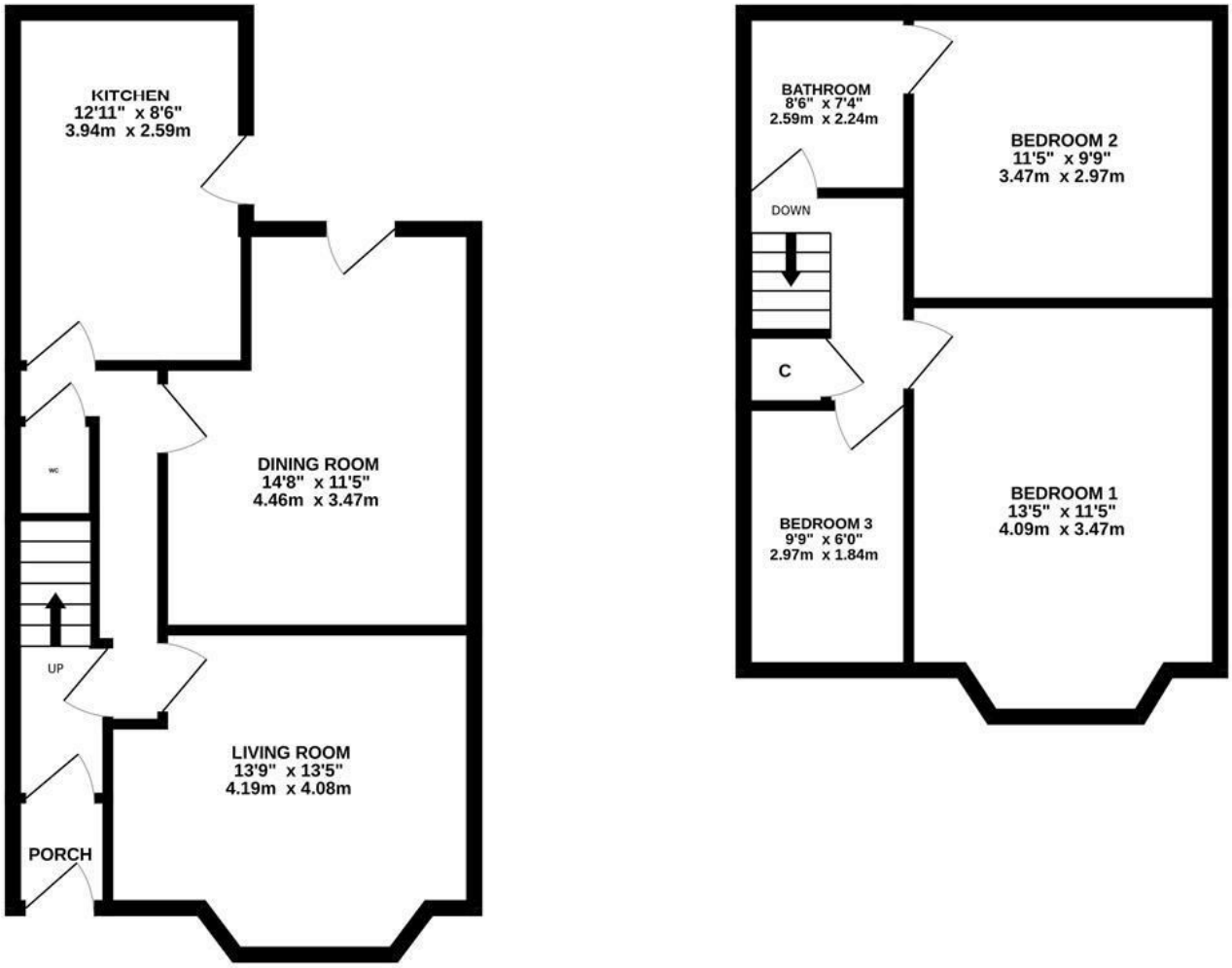
## FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

## 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.

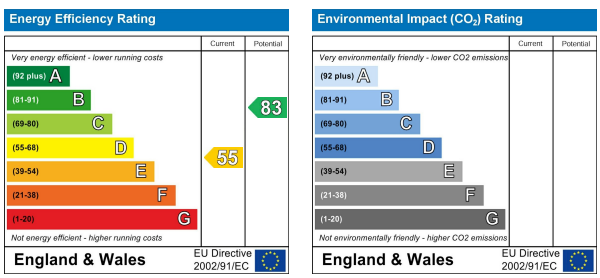
GROUND FLOOR

1ST FLOOR



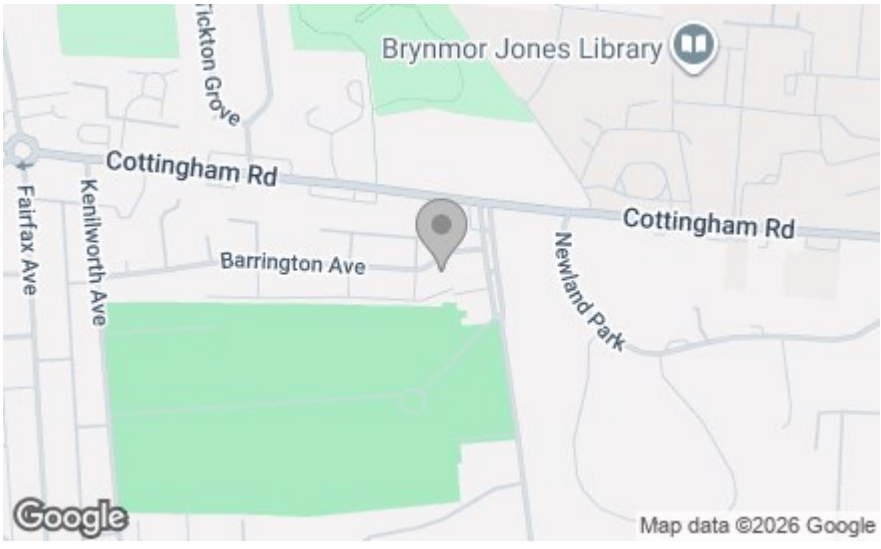

TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

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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412 Cottingham Road, Hull, HU6 8QE
Tel: 01482 444 200
headoffice@symondsandgreenham.com