



SYMONDS + GREENHAM

Estate and Letting Agents



46 Claremont Avenue, Hull, HU6 7NE

£200,000

IMMACULATELY PRESENTED AND SITTING ON A GENEROUS CORNER PLOT, THIS THREE-BEDROOM END-TERRACE HOME BOASTS A HUGE SOUTH-FACING REAR GARDEN, COSY LOG BURNER, AND AN IMPRESSIVE DOUBLE GARAGE.

Nestled on a generous corner plot on Claremont Avenue, this immaculate end terrace house is a true gem, reflecting the care and attention of its current owner. The property features a spacious lounge diner, featuring a charming bay window in the lounge and a delightful log burner, perfect for cosy evenings. The dining area is enhanced by French doors that open onto the expansive south-facing rear garden, creating a seamless connection between indoor and outdoor living. Additionally, the property benefits from a massive double garage, offering plenty of storage or potential for a workshop.

The modern kitchen is well-appointed and overlooks the large garden, making it an ideal space for culinary enthusiasts. This home offers three presentable bedrooms, providing ample space for family or guests, alongside a well-maintained bathroom.

Conveniently situated just off Beverley High Road, this superb residence is within easy reach of Hull University, ensuring accessibility for students and staff alike. The area is well-served by excellent transport links and a variety of local amenities, including shops, cafes, and schools, making it an ideal choice for professionals, young families, or anyone seeking a move-in-ready home in a desirable location. This property truly represents a wonderful opportunity to enjoy comfortable living in Hull.

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.

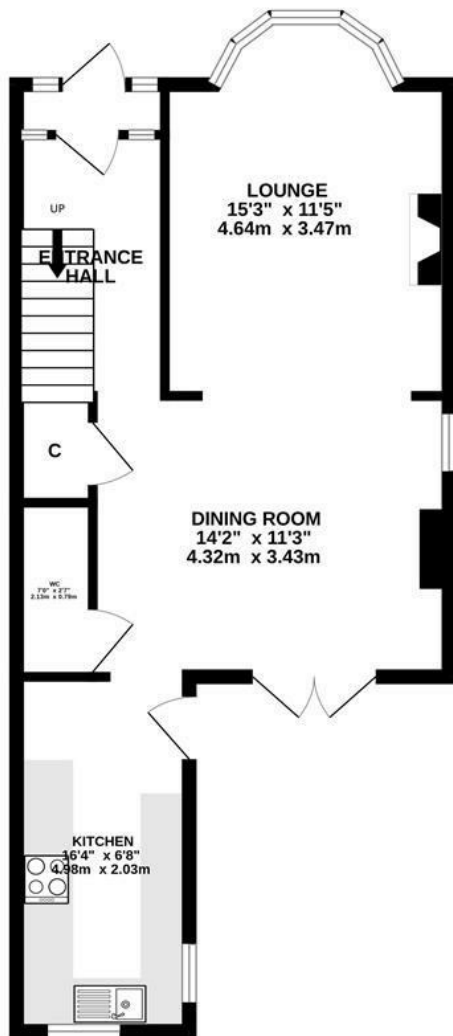
TENURE

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

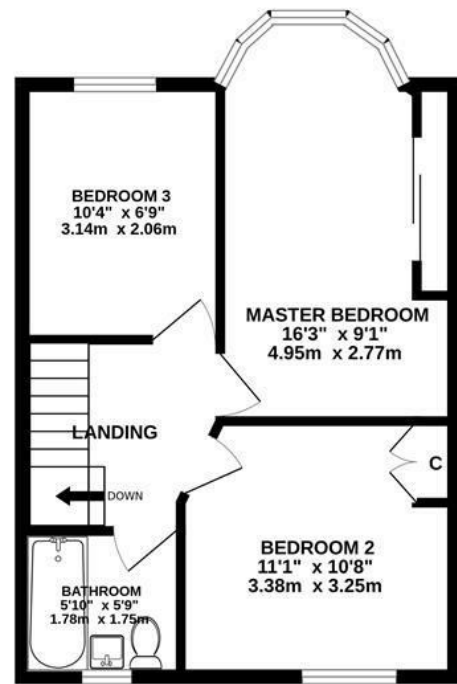
VIEWINGS

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			78
81-91) B			
69-80) C			
55-68) D		65	
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	
(92 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	

