



SYMONDS + GREENHAM

Estate and Letting Agents



17 Hayburn Avenue, Hull, East Yorkshire HU5 4NB

£160,000

BEAUTIFULLY PRESENTED AND READY TO MOVE INTO, THIS SPACIOUS THREE-BEDROOM FAMILY HOME FEATURING TWO RECEPTION ROOMS, A MODERN FITTED KITCHEN, PRIVATE REAR GARDEN, AND A FANTASTIC LOCATION JUST OFF BRICKNELL AVENUE CLOSE TO EXCELLENT SCHOOLS AND LOCAL AMENITIES.

Nestled on Hayburn Avenue in Hull, this charming mid-terrace house is a well-presented family home that is ready for you to move straight in. With three spacious bedrooms and a well-appointed bathroom, this property is perfect for families and first-time buyers alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a separate dining room and a comfortable lounge, providing ample space for relaxation and entertaining. The modern fitted kitchen is both functional and stylish, making meal preparation a delight. The first floor boasts three well-proportioned bedrooms, with the first and second bedrooms featuring built-in storage, ensuring that space is maximised. The family bathroom is conveniently located, catering to the needs of the household.

Externally, the property features a low-maintenance front garden, while the enclosed rear garden offers a private outdoor retreat. This space is mainly laid to lawn, complemented by a patio seating area that is perfect for family gatherings or summer barbecues.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested). The central heating has undergone some recent upgrades including a brand new heat exchanger in the boiler and the plumbing for the central heating under the ground floor is brand new and 22mm.

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 "B"

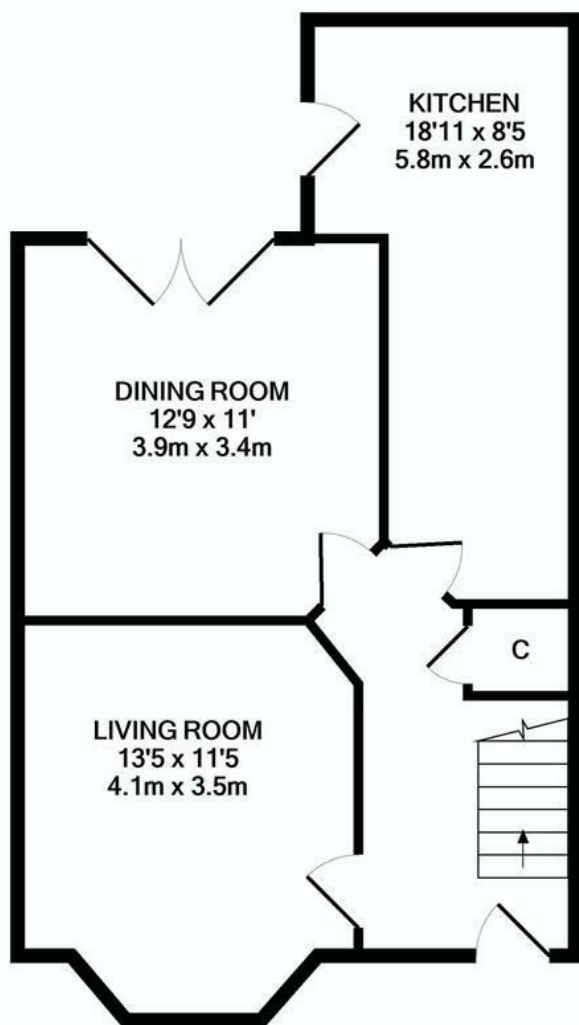
FLOOR PLAN DISCLAIMER

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.

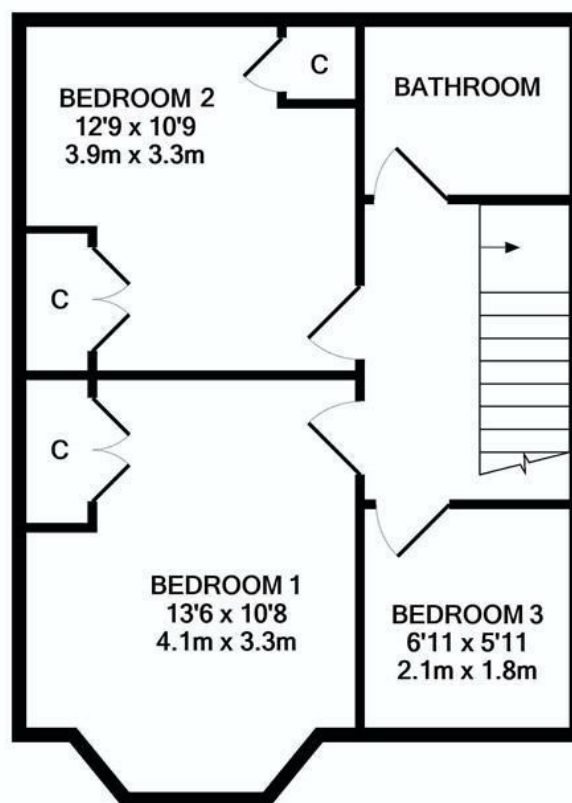
TENURE

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.



GROUND FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 997 SQ.FT. (92.6 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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