



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **238 James Reckitt Avenue, Hull, HU8 8LF** **£175,000**

**STUNNING THREE-BED END-TERRACE HOME - OPEN-PLAN KITCHEN DINER WITH CONSERVATORY - TWO SPACIOUS DOUBLE BEDROOMS + FAMILY BATHROOM - OFF-ROAD PARKING FOR UP TO THREE VEHICLES - BEAUTIFUL ENCLOSED REAR GARDEN - PRIME LOCATION WITH SHOPS, SCHOOLS & AMENITIES NEARBY**

This stunning end-terrace house on James Reckitt Avenue is a true gem, maintained to an exceptionally high standard by its current owners. This property is in ready-to-move-into condition, making it an ideal choice for those looking to settle in without delay.

Upon entering, you are greeted by a welcoming entrance hall that leads to a lovely lounge, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the open-plan fitted kitchen and dining area, which flows seamlessly into a delightful conservatory, providing an abundance of natural light and a lovely view of the garden. The property boasts three well-proportioned bedrooms, including two spacious doubles, ensuring ample space for family or guests. The bathroom is conveniently located, serving the needs of the household with ease.

Outside, the property features off-road parking for up to three vehicles, a significant advantage in this bustling area. The rear garden is a stunning enclosed space, ideal for entertaining or enjoying quiet moments outdoors, making it a perfect retreat for families and friends alike.

Situated in a prime residential location, residents of James Reckitt Avenue benefit from easy access to a variety of amenities, including shopping centres, schools, and recreational facilities. The neighbourhood exudes a welcoming atmosphere, making it an excellent choice for families seeking a well-rounded living experience. We highly recommend an immediate viewing to fully appreciate all that this wonderful property has to offer.

### **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.

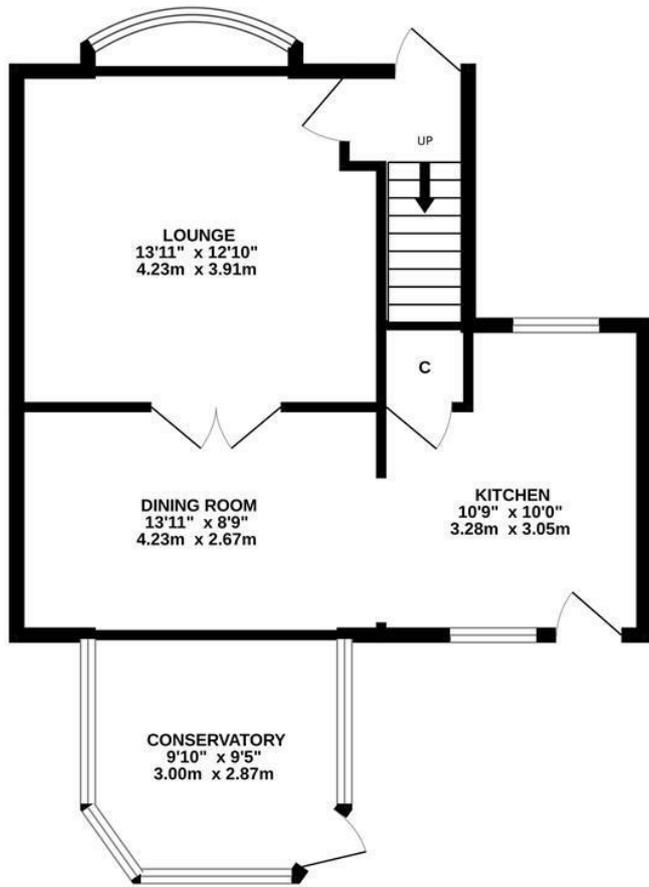
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

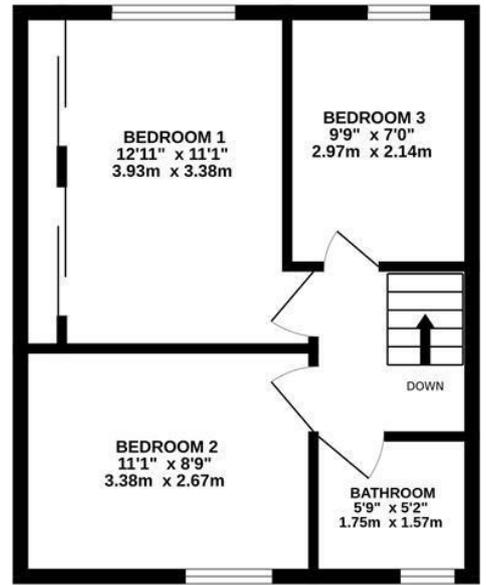
### **VIEWINGS**

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	
	80
62	
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	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

