



SYMONDS + GREENHAM

Estate and Letting Agents



12 Victoria Avenue, Hull, HU10 6DD

Asking price £210,000

Nestled in the charming area of Willerby, Hull, this delightful mid-terrace house on Victoria Avenue offers a perfect blend of comfort and convenience. With two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The two bedrooms are inviting and provide a peaceful retreat, making it an ideal home for couples or small families.

The family bathroom is thoughtfully designed, ensuring functionality and comfort. One of the standout features of this property is the large garden, which presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun.

Parking is made easy, the property benefits from on-street parking for additional convenience.

Located close to local amenities, residents will find shops, schools, and parks within easy reach, enhancing the appeal of this lovely home.

This property is not just a house; it is a place where memories can be made.

With its inviting atmosphere and prime location, it is a fantastic opportunity for anyone looking to settle in the vibrant community of Willerby.

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

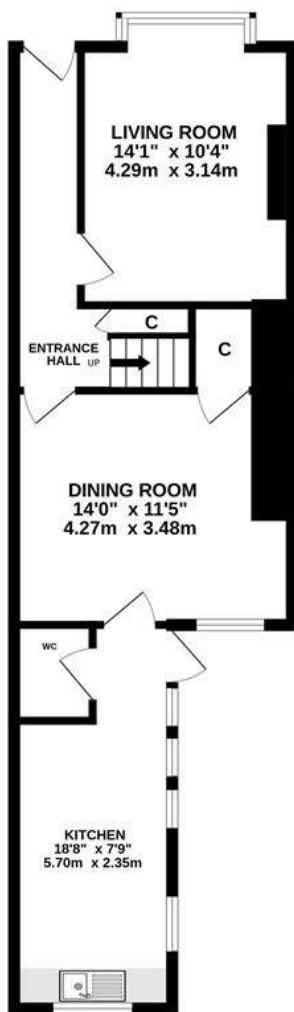
Symonds + Greenham have been informed that this property is Freehold.

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

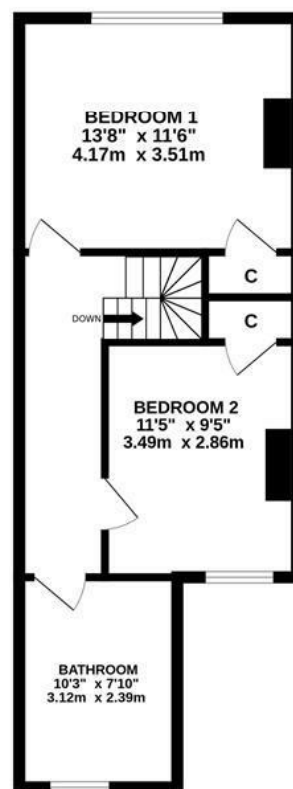
VIEWINGS

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

GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.

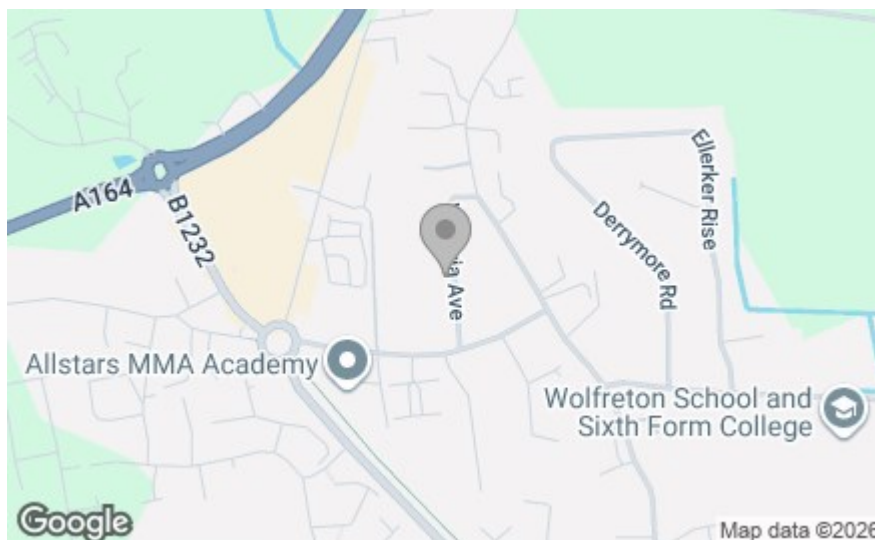


1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 962sq.ft. (89.4 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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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			
(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	