



SYMONDS + GREENHAM

Estate and Letting Agents



81 Champion Avenue, Hull, Yorkshire HU4 7AR

£130,000

Symonds and Greenham are delighted to present this well presented two bedroom terraced property, situated on Champion Avenue in a quiet residential area of HU4. Conveniently located close to a range of local amenities and transport links, the property would make an excellent choice for first time buyers, downsizers or anyone looking for a home ready to move straight into.

The property has benefited from a number of recent improvements, including a new front door, new back door and kitchen window, new carpets and stylish redecoration throughout, creating a fresh and welcoming interior whilst allowing a new owner to simply move in and enjoy.

The accommodation begins with an entrance hall leading through to a comfortable living room and a modern fitted kitchen, which offers a practical range of units along with a useful storage cupboard. To the first floor are two good sized bedrooms, both offering plenty of usable space, alongside the family bathroom.

Outside, the property benefits from a gravelled front garden, while to the rear is a good sized enclosed garden offering plenty of space for outdoor seating and entertaining. There is also a useful brick built storage cupboard providing additional storage.

With its stylish presentation, recent improvements, good sized accommodation and convenient HU4 location, this attractive home is likely to appeal to a wide range of buyers and early viewing is recommended.

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 A.

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

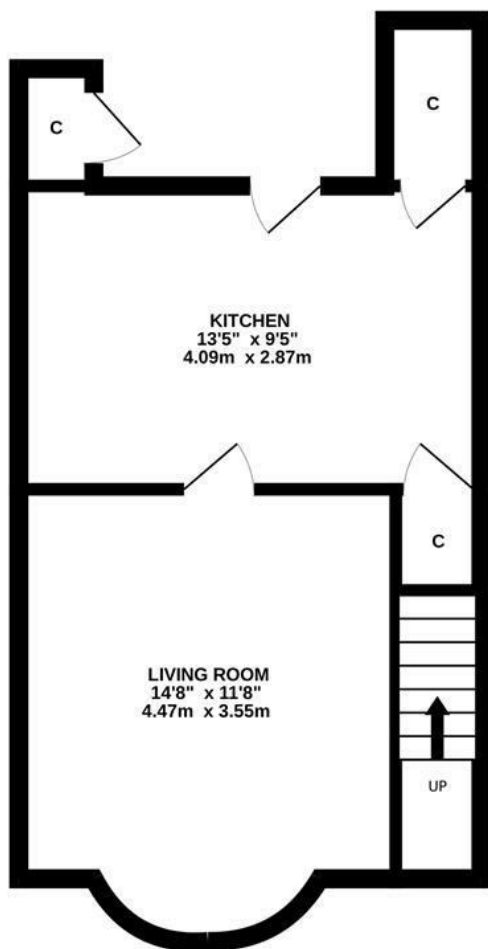
Symonds + Greenham have been informed that this property is Freehold/Leasehold.

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

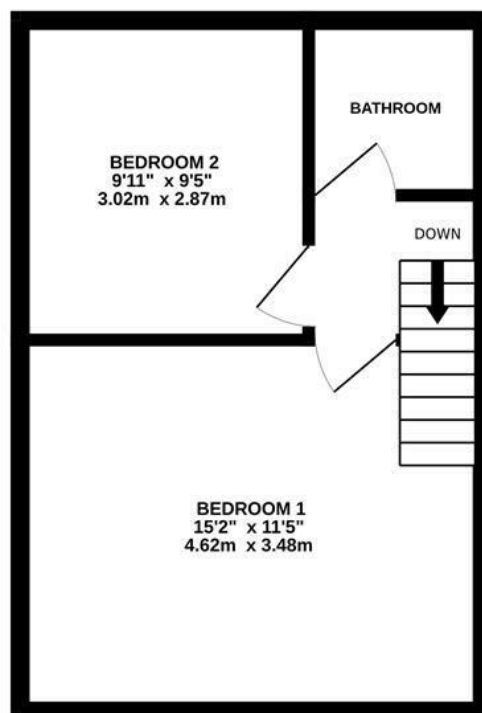
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			64
(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			
(02 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	

