



SYMONDS + GREENHAM

Estate and Letting Agents



142 Bricknell Avenue, Hull, East Yorkshire HU5 4QQ

£170,000

Located in the ever popular HU5 area, this well presented three-bedroom mid terraced property on Bricknell Avenue offers an excellent opportunity for first time buyers, young families, or those looking to move into a well established residential area.

The property is conveniently positioned close to a wide range of local amenities, transport links and highly regarded schools, making it a practical and well connected choice for everyday living.

The accommodation briefly comprises an entrance hall leading into a spacious open plan living and dining area, offering a bright and versatile space that works well for both relaxing and entertaining. The modern fitted kitchen is located to the rear of the property and is well laid out, with direct access to the rear garden.

To the first floor are three generously sized bedrooms, providing flexible accommodation for family use, guests, or home working, along with a family bathroom.

Externally, the property benefits from a good sized rear garden, ideal for outdoor dining, play, or general use, along with a low maintenance front garden.

Well maintained throughout, the property is ready to move into and represents a solid home in a consistently popular HU5 location.

BOOK YOUR VIEWING!

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

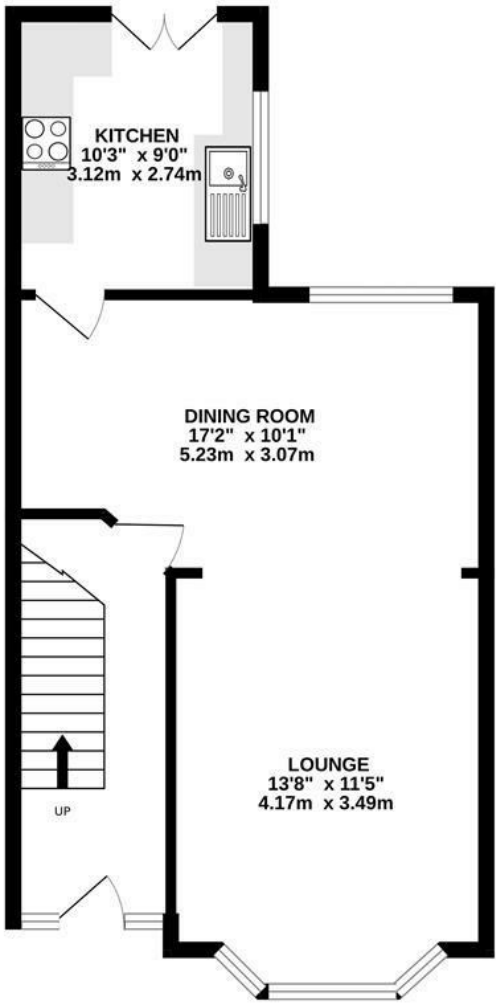
Symonds + Greenham have been informed that this property is Freehold.

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

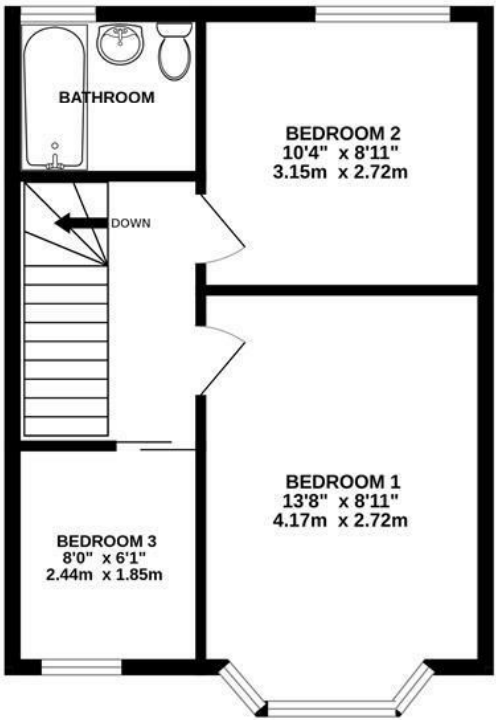
VIEWINGS

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

GROUND FLOOR



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	
(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	
(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	

