



## 231 Greenwood Avenue, Hull, HU6 9RY Offers over £100,000

Nestled on the charming Greenwood Avenue in Hull, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The ground floor features a welcoming living room, a well-appointed kitchen, and a bright conservatory that invites natural light, creating a warm and inviting atmosphere.

Upstairs, you will find two generously sized double bedrooms, perfect for restful nights and personal retreats. The stylish bathroom adds a touch of modern elegance, ensuring comfort and convenience for all residents.

The property is ideally located near well-regarded schools, making it a fantastic choice for families. Additionally, it benefits from excellent transport links to Hull city centre and Kingswood retail park, which offers a variety of amenities including a supermarket, cinema, and numerous retail outlets.

With gardens to both the front and rear, this home provides a lovely outdoor space for gardening or simply enjoying the fresh air. Given the high rental demand in the area, this property is not only a wonderful home but also a promising investment opportunity. Do not miss the chance to make this charming house your own.

## CENTRAL HEATING

The property has the benefit of gas central heating.

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

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

## 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.

## 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.

Rating	Score Range	Color
A	(92 plus)	Dark Green
B	(81-91)	Medium Green
C	(69-80)	Light Green
D	(55-68)	Yellow
E	(39-54)	Orange
F	(21-38)	Red
G	(1-20)	Dark Red

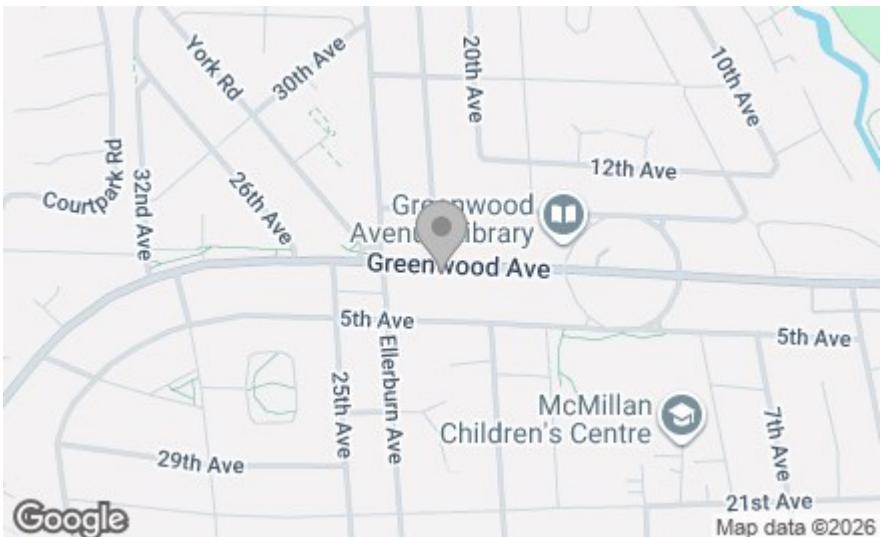
Very energy efficient - lower running costs

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			
(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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive	2002/9/EC



# SYMONDS + GREENHAM

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