SYMONDS + GREENHAM

Estate and Letting Agents

3 Derringham Avenue, Hull, HU4 7SE
£160,000

BEAUTIFULLY EXTENDED AND READY TO MOVE INTO, THIS CHARMING TWO-BEDROOM SEMI-DETACHED COTTAGE FEATURES A STYLISH KITCHEN DINER, WEST-FACING REAR GARDEN, OFF-STREET PARKING, AND A FANTASTIC ANLABY COMMON LOCATION.

Nestled on the charming Derringham Avenue in Anlaby Common, Hull, this delightful semi-detached cottage offers an exceptional opportunity for first-time buyers or those seeking a move-in ready home. The property features a superb full-width rear extension, which enhances the living space and creates a warm, inviting atmosphere.

Upon entering, you are welcomed by a warm and cosy lounge with a lovely feature fireplace, perfect for relaxing evenings. The fitted kitchen diner is equipped with integrated appliances and includes a convenient utility area, complemented by a downstairs cloakroom for added practicality. The current owner has creatively utilised the dining space for both a dining table and a home office, showcasing the versatility of this charming home.

The two generously sized bedrooms provide ample comfort, while the modern bathroom features a walk-in shower, catering to contemporary living needs. This property has been meticulously updated by its current owner over the years including a new boiler, ensuring it is well-maintained and appealing to prospective buyers. Outside, the enclosed westerly-facing garden serves as a perfect retreat for outdoor enjoyment, whether for gardening or entertaining guests. Additionally, off-street parking for two cars adds to the convenience of this lovely home.

With its attractive features and prime location, it is a must-see for anyone looking to settle in this vibrant community. The property is situated within the catchment area of highly regarded schools and is conveniently close to a wealth of local amenities, leisure facilities, and excellent transport links, all set against the backdrop of Anlaby Common's rich history.

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.

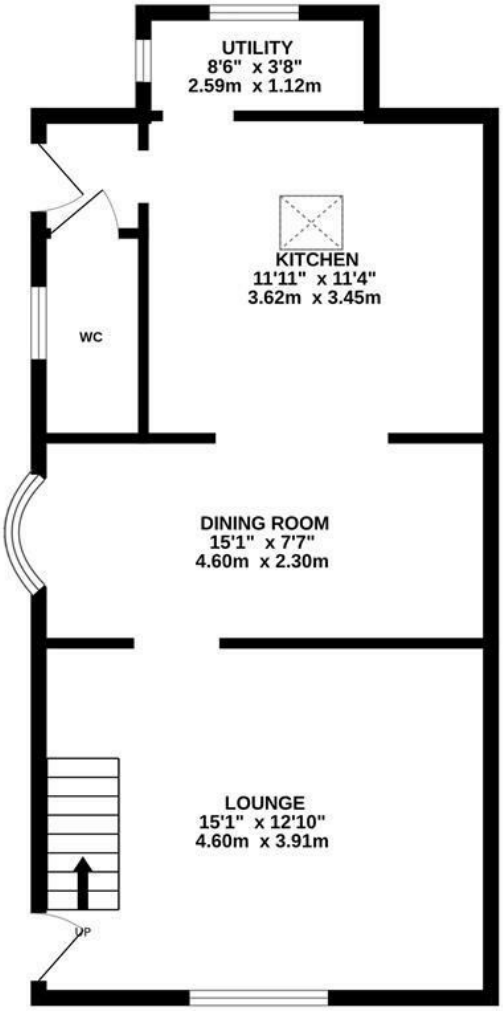
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

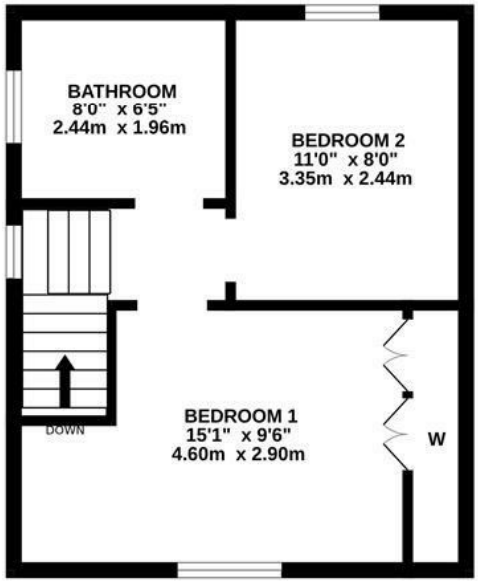
TENURE
Symonds + Greenham have been informed that this property is Freehold.

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

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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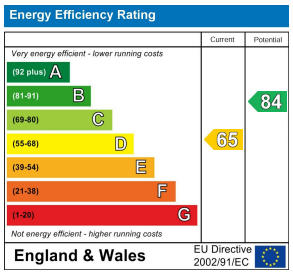

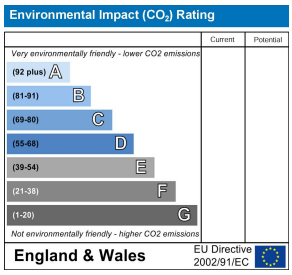

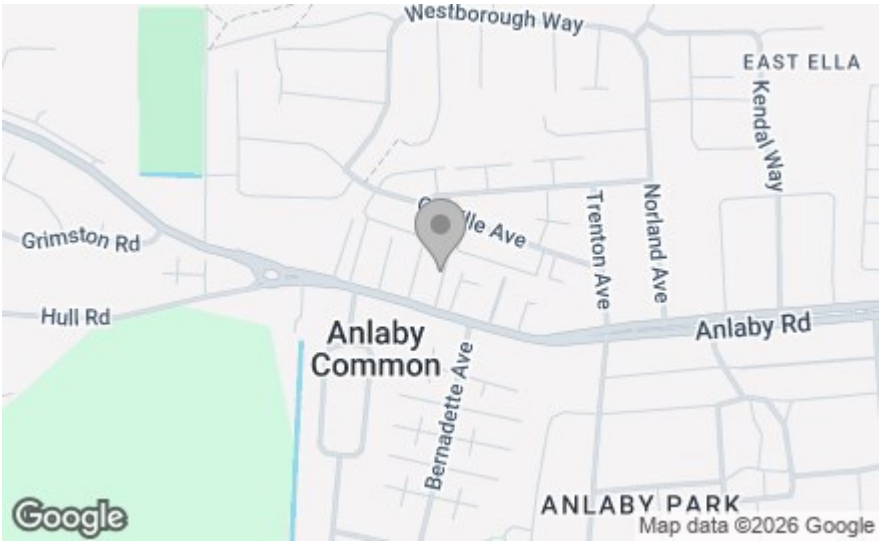

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