



SYMONDS + GREENHAM

Estate and Letting Agents



189 National Avenue, Hull, East Yorkshire HU5 4JA

Offers over £125,000

PERFECT FIRST TIME BUYER HOME - DROPPED KERB AND FRONT DRIVE - OFF STREET PARKING FOR TWO VEHICLES - GENEROUS REAR GARDEN - EXTENDED KITCHEN DINER

Welcome to this charming two-bed extended mid-terrace on National Avenue, HU5 in Hull. The heart of the home is the thoughtfully extended kitchen diner, boasting a breakfast bar for casual dining. With a dropped kerb at the front and a driveway offering off-street parking for two vehicles, convenience meets functionality. The spacious rear garden features a wartime bomb shelter for external storage, complemented by a sizable shed transformed into a home gym by the current owner. This long and spacious garden provides an excellent outdoor retreat for relaxation or entertaining. Ideal for first-time buyers, this property seamlessly blends modern amenities with practical features, creating a delightful and inviting home.

DON'T MISS OUT.....BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor and door to the....

LOUNGE

14'3 max x 12'9 max (4.34m max x 3.89m max)

with bay window, electric fire place, understairs storage cupboard and door to the....



KITCHEN/DINER

14'3 max x 11'2 max (4.34m max x 3.40m max)

A spacious and extended kitchen diner with a range of eye level and base level units with complementing work surfaces and breakfast bar, plumbing for washing machine, space for tumble dryer, space for fridge freezer, gas range style oven with four Hobbs and overhead extractor fan, stainless steel sink and drainer unit and door to the rear garden



FIRST FLOOR

LANDING

BEDROOM ONE

14'3 max x 12'5 max (4.34m max x 3.78m max)

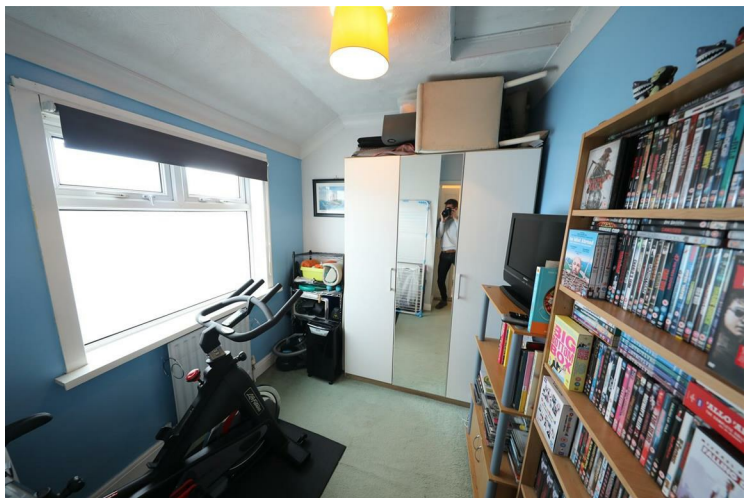
An excellent sized double bedroom



BEDROOM TWO

8'3 max x 7'8 max (2.51m max x 2.34m max)

A second good sized bedroom



BATHROOM

A bright bathroom with low-level WC, vanity hand basin, panel bath with overhead shower attachment and tiles from floor to ceiling



OUTSIDE



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A

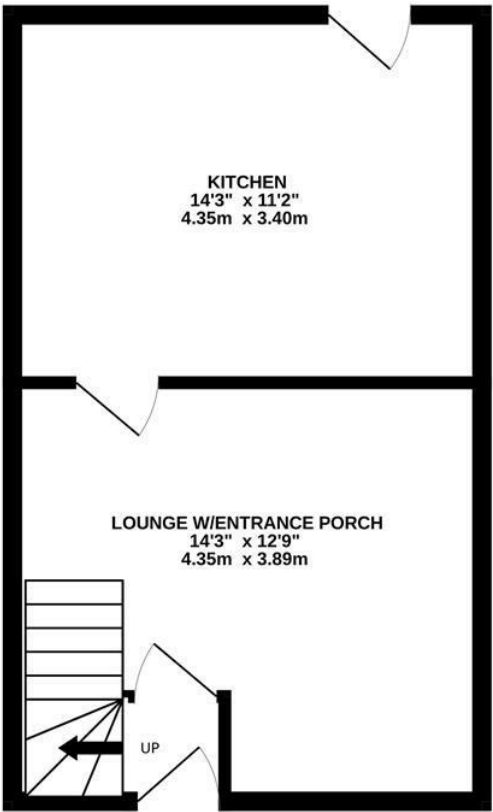
VIEWINGS

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

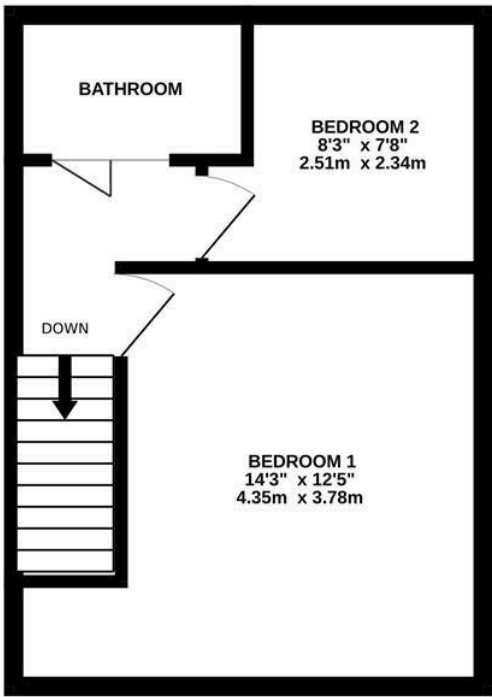
DISCLAIMER

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.

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 | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (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 | |

