



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **102 Ryde Avenue, Hull, Yorkshire HU5 1QG** **Offers in excess of £115,000**

**OUTSTANDING TWO BEDROOM HOME - FINISHED TO A HIGH STANDARD - PERFECT FOR FIRST TIME BUYERS OR INVESTORS**

Symonds and Greenham are delighted to bring to the market this outstanding two bedroom home. Located on Ryde Avenue, this property is ideally situated for a range of local amenities, supermarkets, cafes, bars and restaurants as well as well regarded schools. Inside the home is finished to a really high standard, there's a lounge, a dining room, a kitchen and a WC downstairs and two well proportioned bedrooms and a family shower room upstairs. Outside the property benefits from a really well kept and low maintenance rear garden providing a lovely outside space.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LOUNGE

16'5 x 11'3 max (5.00m x 3.43m max)

Lovely family room with doors leading to the dining room.



### DINING ROOM

14'8 x 8'4 max (4.47m x 2.54m max)

Another excellent recreation room.



### KITCHEN

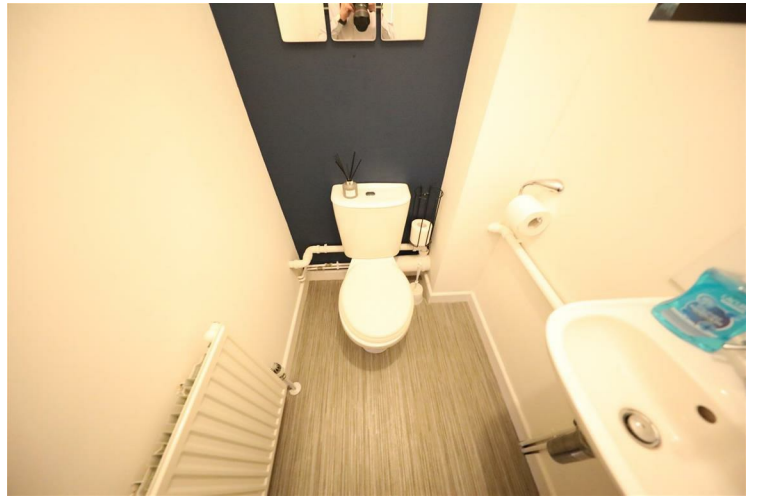
10'3 x 10'2 max (3.12m x 3.10m max)

With a range of eye level and base level units with complimenting work surfaces, space for a fridge freezer, plumbing for a washing machine, a stainless steel sink and drainer unit, an integrated oven with overhead extractor fan and a door leading outside.



### DOWNSTAIRS WC

With a low level WC and a hand basin.

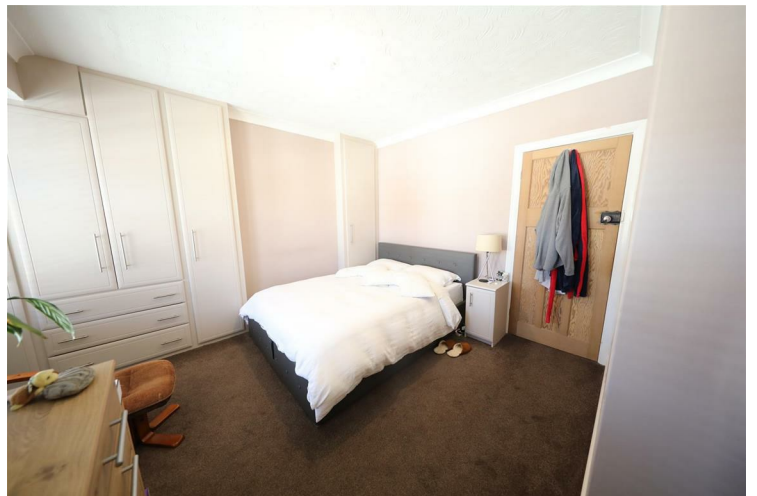


## FIRST FLOOR

### MASTER BEDROOM

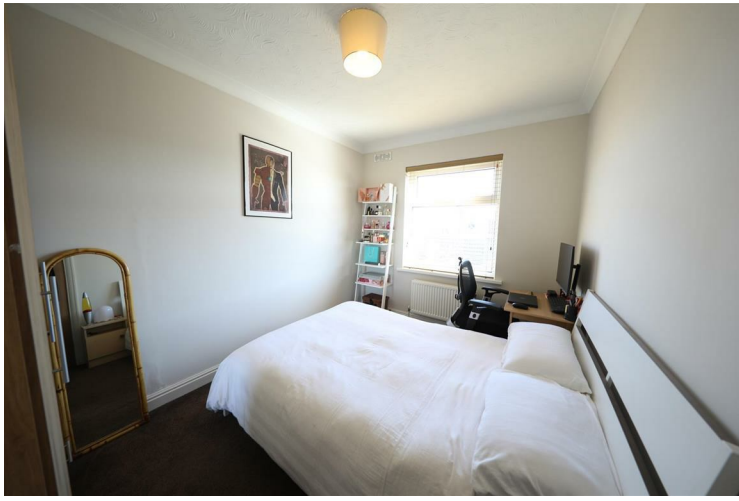
15 x 13'4 max (4.57m x 4.06m max)

A brilliant double bedroom with plenty of storage space.



### BEDROOM 2

11'7 x 8'5 max (3.53m x 2.57m max)



#### 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.

#### SHOWER ROOM

8'5 x 5'11 max (2.57m x 1.80m max)

With a low level WC, a hand basin and a shower cubicle.



#### OUTSIDE

The rear garden is block paved, low maintenance and well kept.

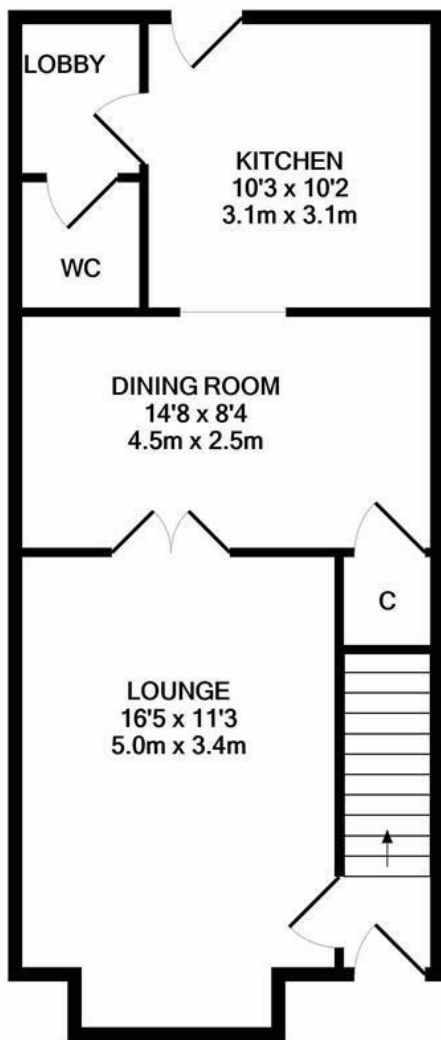


#### CENTRAL HEATING

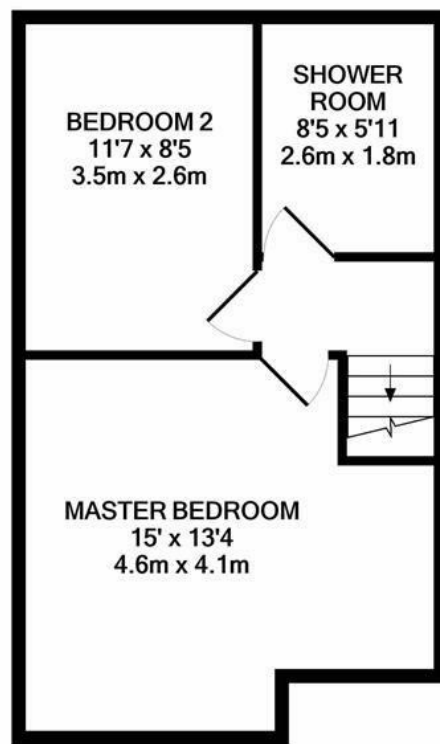
The property has the benefit of gas central heating (not tested).

#### DOUBLE GLAZING

The property has the benefit of double glazing.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	84		
68			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	