



SYMONDS + GREENHAM

Estate and Letting Agents



84 Lythe Avenue, Hull, East Yorkshire HU5 4TE

£125,000

Symonds and Greenham are delighted to present this spacious three bedroom terraced home on Lythe Avenue. Offered for sale with no onward chain, the property is situated in a quiet and highly sought after residential pocket of HU5, ideally positioned close to well regarded schools and a wide range of local amenities. It represents an excellent opportunity for buyers looking to create a fantastic home in a popular and well established area.

The accommodation comprises an entrance hall, ground floor WC, a generous open-plan living and dining room providing an excellent space for both everyday living and entertaining, and a separate kitchen overlooking the rear garden. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC.

The property benefits from double glazing and Economy 7 storage heating.

Externally, there is a good sized rear garden offering useful additional storage and scope for further improvement, along with a side access passage.

A superb opportunity for first time buyers or families seeking a property with potential in one of HU5's most desirable residential locations.

BOOK YOUR VIEWING NOW!

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.

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.

VIEWINGS

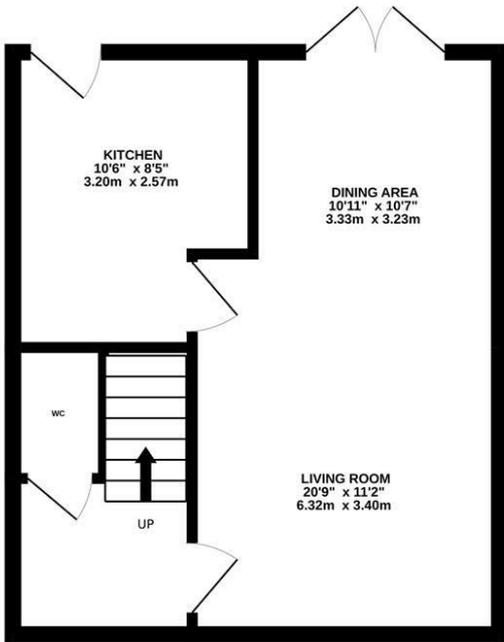
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

TENURE

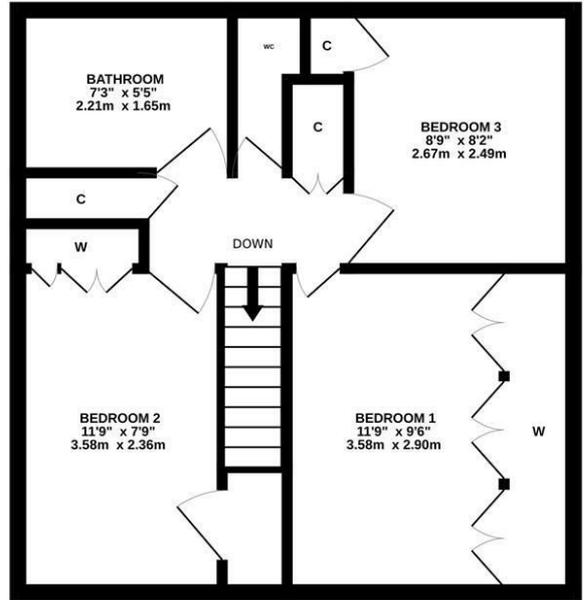
Symonds + Greenham have been informed that this property is Freehold.

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

GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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| 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 | |
| (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 ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

