



SYMONDS + GREENHAM

Estate and Letting Agents



179 Victoria Avenue Princes Avenue, Hull, HU5 3EF **Offers over £375,000**

Symonds and Greenham are delighted to present this impressive 5 bedroom detached home on Victoria Avenue, located in the heart of the highly sought after Avenues conservation area in HU5. Perfectly positioned for families, it is close to a number of well regarded schools and the vibrant amenities of Newland Avenue, Princes Avenue and Charterlands Avenue, offering cafés, bars, restaurants and independent shops. Excellent transport links provide easy access to the city centre and surrounding areas.

Built in the Arts and Crafts style, unique within the Avenues, the property offers a practical and spacious layout suited to modern family living, while retaining charm and character. The home has undergone significant updating, including a new full flat roof, fascia, flashing and chimney rendering, new garage doors with electric opening, a new gas boiler, and new carpets throughout key rooms. Accommodation briefly comprises a central entrance hall with alarm system, three reception rooms offering flexible living and dining space, a generous kitchen diner, utility room and ground floor WC.

The first floor offers five well proportioned bedrooms, including a spacious primary bedroom with en suite, plus a good sized family bathroom.

Externally, there is a lovely south facing rear garden ideal for relaxing or entertaining, a double garage to the rear with additional secure off street parking, and a small front garden enhancing kerb appeal.

A rare opportunity to acquire a substantial detached family home in one of Hull's most desirable locations. Early viewing is highly recommended.

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 "A" (change as needed).

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

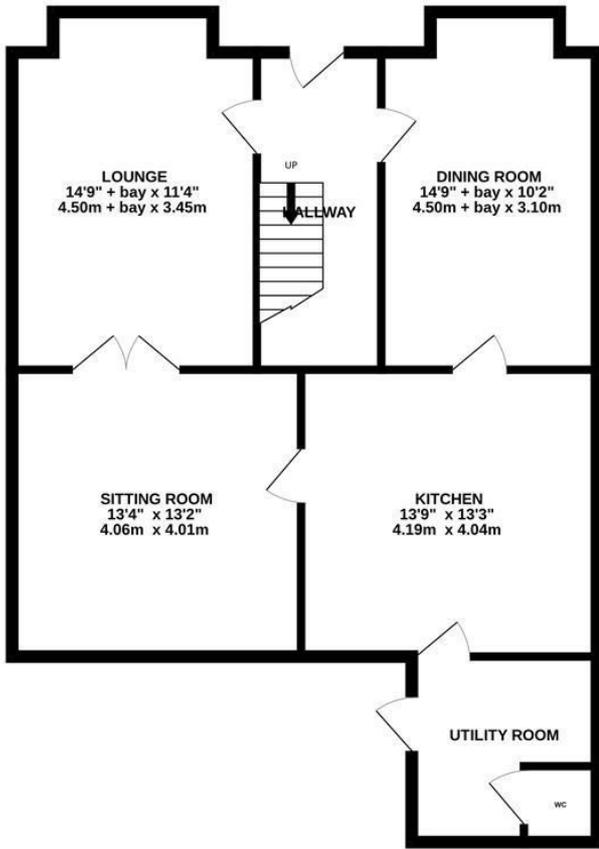
Symonds + Greenham have been informed that this property is Freehold.

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

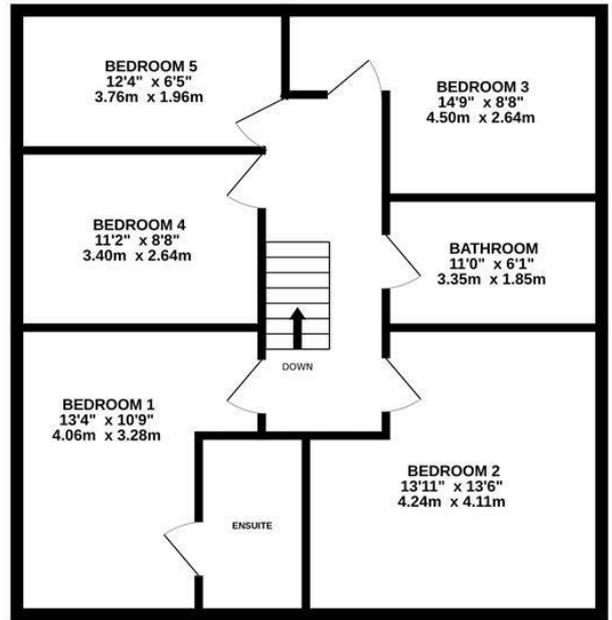
VIEWINGS

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

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 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	
(82 plus) A	79
(81-81) 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	
(02 plus) A	79
(81-81) 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

