SYMONDS + GREENHAM

Estate and Letting Agents









7 Ferndale Avenue, Exmouth Street, Hull, HU5 2HY
£90,000

CHARMING TWO-BEDROOM MID-TERRACE HOME WITH A BAY-FRONTED LOUNGE AND WELL-MAINTAINED INTERIORS, PERFECTLY LOCATED JUST MOMENTS FROM THE VIBRANT NEWLAND AVENUE AND EXCELLENT TRANSPORT LINKS - NO ONWARD CHAIN.

Nestled on Ferndale Avenue, Hull, this charming mid-terraced home offers a delightful living experience. With two well-proportioned bedrooms and a comfortable a lounge featuring a lovely bay window, this property is both bright and inviting. The current owner has maintained the home to a high standard, ensuring it is ready for you to move in and make it your own.

The kitchen is practical and includes a utility area, providing ample space for your culinary endeavours. The bathroom is conveniently located, catering to the needs of modern living. At the rear, you will find a concrete courtyard, perfect for enjoying a quiet moment outdoors or for hosting small gatherings.

One of the standout features of this property is its prime location. Just a short stroll away, you will discover the bustling Newland Avenue, renowned for its array of bars, restaurants, and shops. This vibrant street offers a lively atmosphere, making it an ideal spot for socialising and enjoying local amenities. Additionally, the property benefits from excellent transport links to the City Centre and surrounding villages, ensuring that you are well-connected to all that Hull has to offer.

This home is a true gem, combining comfort, convenience, and a fantastic location, along with no onward chain. Whether you are a first-time buyer or looking to invest, this property is sure to impress. Do not miss the opportunity to view this delightful home and experience the charm of Ferndale Avenue for yourself.

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"

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.

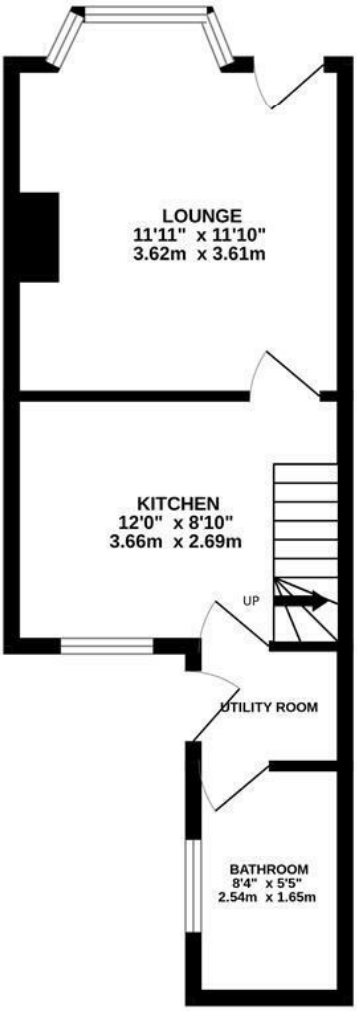
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

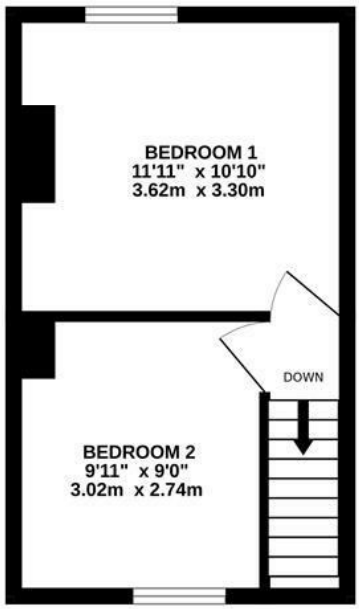
TENURE
Symonds + Greenham have been informed that this property is Freehold.

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

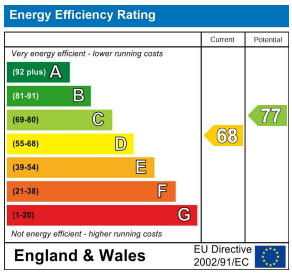
GROUND FLOOR

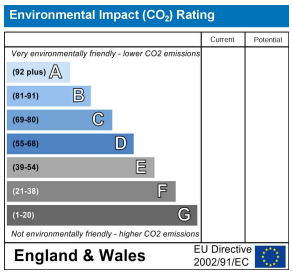


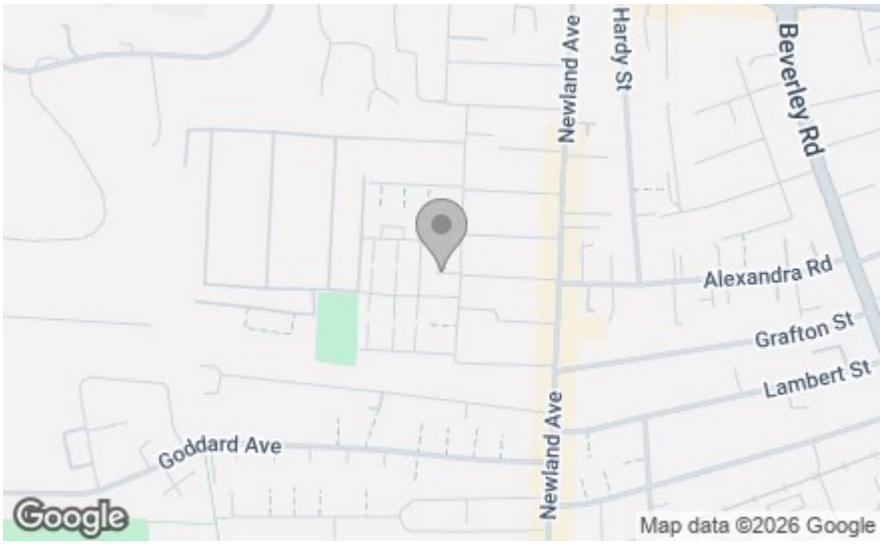
1ST FLOOR



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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