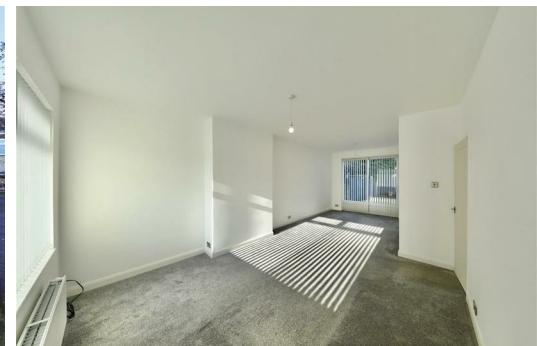




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **18 Park Side Close, Park Avenue, Hull, HU5 3EZ**

### **£230,000**

A beautifully presented three bedroom semidetached home located on Parkside Close, just off Park Avenue, in the highly sought after Avenues area of HU5. Tucked away on a quiet residential street yet close to excellent schools and local amenities, the property enjoys the perfect balance of convenience and peace, with a front driveway and garage providing off street parking. Ideal for first time buyers, downsizers or small families, the home is well maintained and ready to move into.

Internally, the property offers a bright and welcoming entrance hall leading into a spacious open plan living and dining room, with sliding doors opening onto the rear garden and creating a lovely flow for family life and entertaining. The modern kitchen is complemented by a practical utility room, providing additional storage and workspace. To the first floor are three good sized bedrooms and a stylish, contemporary family bathroom, all finished to a high standard.

Externally, the property benefits from a generously sized private rear garden, well proportioned with ample space for outdoor activities and entertaining. The garage and front driveway complete the package, offering both convenience and practicality.

A superb family home in a highly desirable location, well presented throughout with a versatile living, this home is ready to move into.

BOOK YOUR VIEWING NOW!

## 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 B.

## 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.

## TENURE

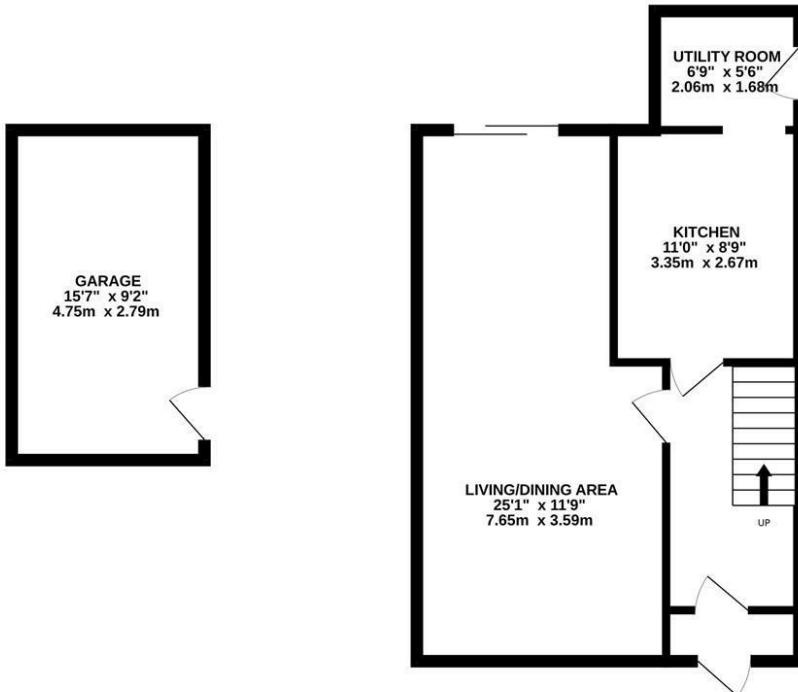
Symonds + Greenham have been informed that this property is Freehold.

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

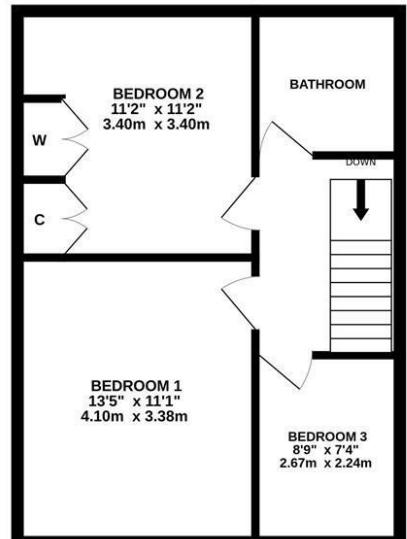
## VIEWINGS

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

## GROUND FLOOR



## 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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

