



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 172 5Th Avenue, Hull, HU6 8EA

### £120,000

SPACIOUS THREE BED END TERRACED - ADVANTAGEOUS PLOT WITH GENEROUS REAR GARDEN - OFF STREET PARKING - WELL PRESENTED THROUGHOUT - POPULAR HU6 LOCATION

Symonds and Greenham are delighted to present this charming three bedroom end terraced property on 5th Avenue. Nestled in a popular location, this home is well presented and situated on a spacious plot with a huge garden and ample off-street parking, making it an ideal choice for families and those who appreciate outdoor space.

Upon entering, you are welcomed by a bright and inviting entrance hall that leads to a cosy living room, perfect for relaxation and entertaining. The kitchen is both functional and stylish, complemented by an adjacent utility area that adds convenience to daily living. A modern bathroom on the ground floor ensures practicality and comfort.

Upstairs, the property features three good sized bedrooms, each offering plenty of natural light and space. The primary bedroom boasts a walk in wardrobe, providing excellent storage solutions and a touch of luxury. Externally, the property truly shines with a huge rear garden that offers endless possibilities for outdoor activities, gardening, or simply enjoying the fresh air. The front drive provides ample off street parking, accommodating multiple vehicles with ease.

This well presented home on 5th Avenue offers a fantastic opportunity to enjoy spacious living in a sought after location. Contact Symonds and Greenham today to arrange a viewing and discover all that this delightful property has to offer.

#### **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.

#### **TENURE**

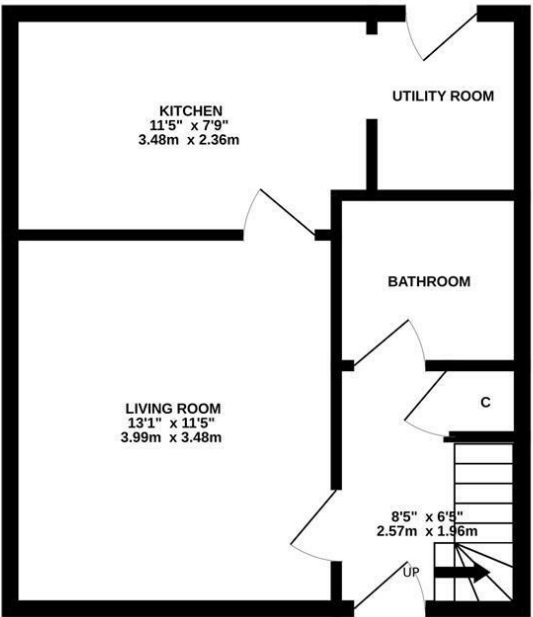
Symonds + Greenham have been informed that this property is Freehold.

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

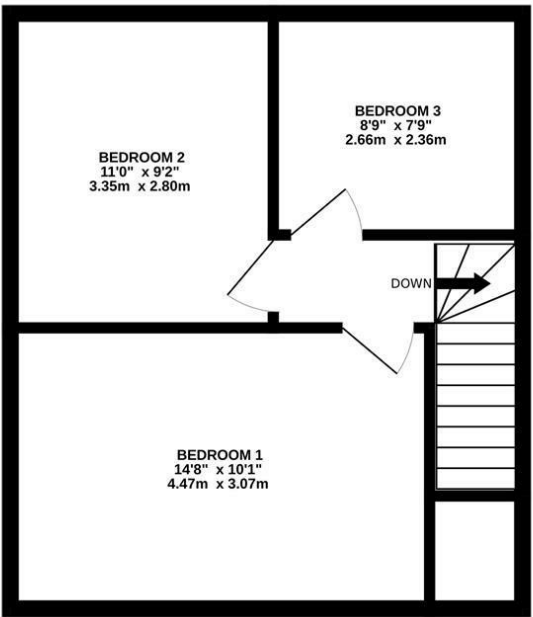
#### **VIEWINGS**

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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	