



174 21St Avenue, Hull, HU6 8HR £120,000

DECORATED TO AN EXCEPTIONAL STANDARD THROUGHOUT - FULL OF CHARACTER AND CHARM - STUNNING KITCHEN WITH SOLID OAK FLOORING - TWO DOUBLE BEDROOMS - OFF-STREET PARKING - HOT TUB INCLUDED!

This gorgeous mid-terrace home would be perfect for a first time buyer. The property is situated between Endike Lane and Cranbrook Avenue, close to well regarded schools and local amenities and is only a short drive from both Hull city centre and Kingswood retail park which is home to a super-market, a cinema and a range of retail outlets. The mid-terrace is decorated to an exceptional standard throughout, the current owners have added charm and character to the property which now boasts a stunning living room, beautiful kitchen/diner and gorgeous conservatory to the ground floor. The first floor is home to two double bedrooms and a stylish bathroom. Outside the property benefits from off-street parking to the front and a generous garden to the rear...the owners are even generous enough to leave the hot tub!

GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor



LIVING ROOM

14'6 max x 12' max (4.42m max x 3.66m max)
with log burning stove



KITCHEN/DINER

14'8 max x 8' max (4.47m max x 2.44m max)

With a range of eye level and base level units with solid oak work surfaces, Belfast sink unit, space for range style cooker, plumbing for washing machine, space for fridge-freezer, heater towel rail, solid oak flooring and under-stairs cupboard.



CONSERVATORY

14'8 max x 8'10 max (4.47m max x 2.69m max)
with natural stone flooring and door to rear garden



FIRST FLOOR

BEDROOM 1

13'11 max x 9'10 max (4.24m max x 3.00m max)
with storage cupboard



BEDROOM 2

10'10 max x 8'10 max (3.30m max x 2.69m max)



BATHROOM

With low-level WC, handbasin, panel bath with overhead shower, heated towel rail, floor to ceiling tiles.



OUTSIDE

FRONT GARDEN

The front of the property is partially laid with gravel and partially laid with concrete providing off-street parking.



REAR GARDEN

The rear garden mainly consists of a raised decking area, an area laid with gravel, a timber shed and a hot tub atop a solid paved base.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX BAND

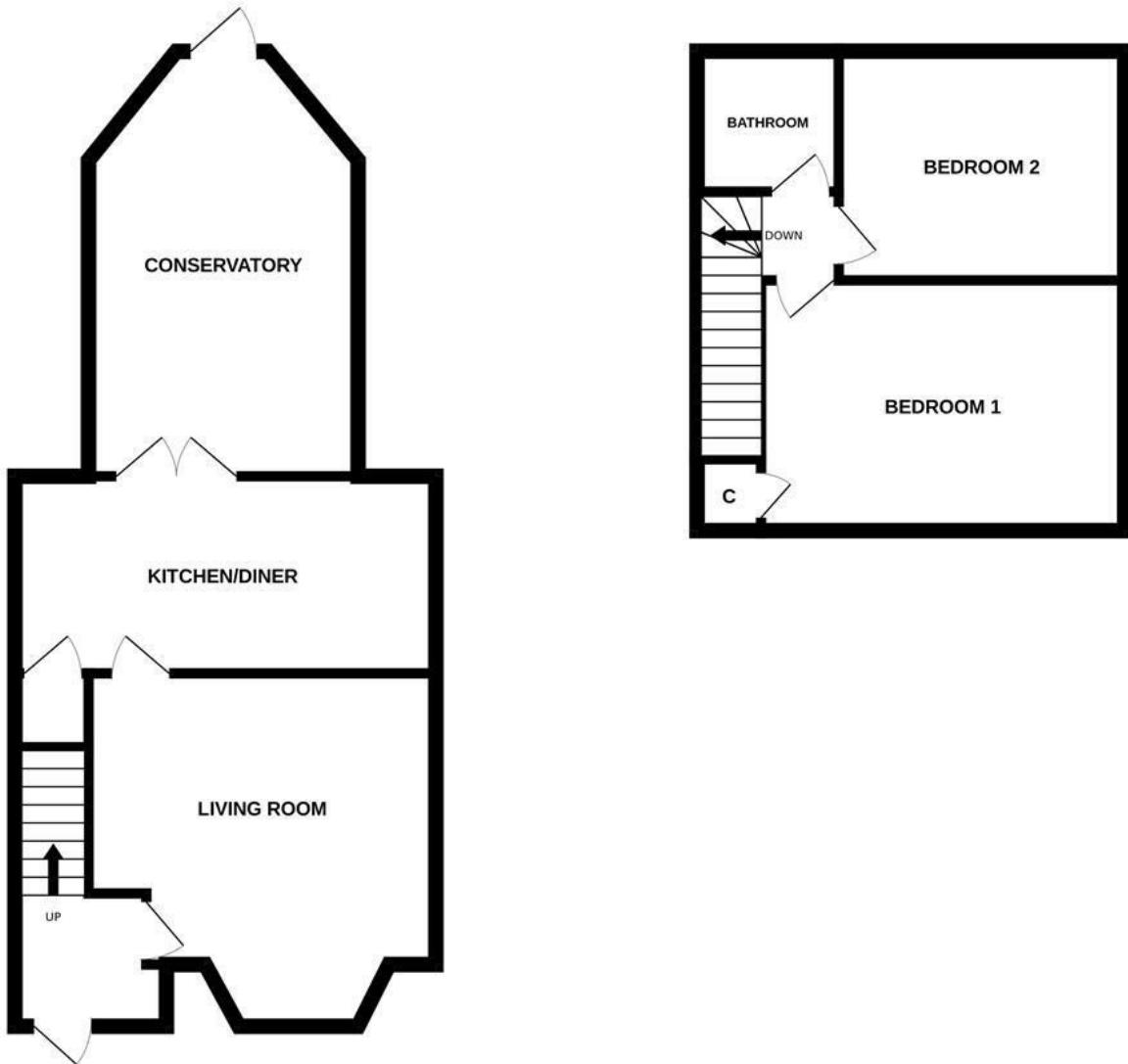
Symonds + Greenham have been informed that this property is in Council Tax Band A.

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.

VIEWINGS

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



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			
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Not environmentally friendly - higher CO ₂ emissions			
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