



SYMONDS + GREENHAM

Estate and Letting Agents



78 29Th Avenue, Hull, East Yorkshire HU6 8DG **Offers in excess of £80,000**

FANTASTIC TWO BEDROOM PROPERTY - LARGE REAR GARDEN - PERFECT FOR FIRST TIME BUYER OR BUY TO LET INVESTOR

Symonds and Greenham are delighted to bring to the market this fantastic two bedroom property. Situated on 29th Avenue, this home is well placed for local amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as schools and transport links to the city centre and Cottingham. Inside, this property comprises a lounge and a kitchen downstairs, with two generous bedrooms and a family bathroom upstairs. Outside you will find a rear garden that is mainly paved with an area of lawn to the bottom and a front drive providing parking for multiple vehicles. This property would be ideal for a first time buyer or a buy to let investor.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

11'03 x 11'06 max (3.43m x 3.51m max)

A brilliant family room with a bay window.



BATHROOM

7'07 x 5'04 max (2.31m x 1.63m max)

With a low level WC, a panelled bath with a shower attachment and a vanity unit hand basin.



KITCHEN

16'00 x 7'03 max (4.88m x 2.21m max)

With a range of eye level and base level units with complimenting work surfaces, a stainless steel sink and drainer unit, space for a fridge freezer, space for an oven with an overhead extractor fan and plumbing for a washing machine.



OUTSIDE

The property benefits from a drive to the front that provides off street parking for multiple vehicles, the rear garden is mainly paved with an area of lawn found at the bottom.

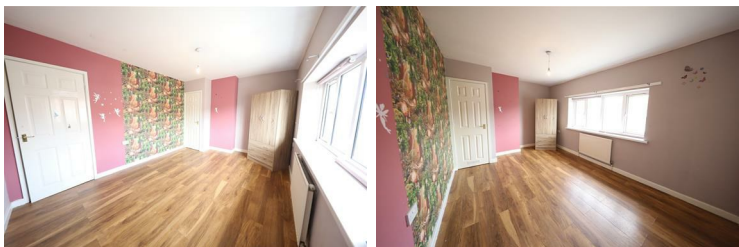


FIRST FLOOR

BEDROOM 1

14'10 x 10'00 max (4.52m x 3.05m max)

A brilliant main bedroom with plenty of space for storage.



BEDROOM 2

9'11 x 8'09 max (3.02m x 2.67m max)

Another excellent bedroom.

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.

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

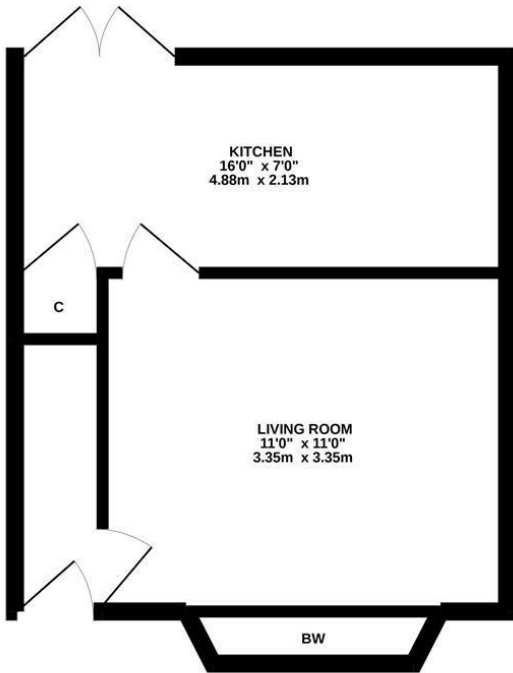
COUNCIL TAX

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

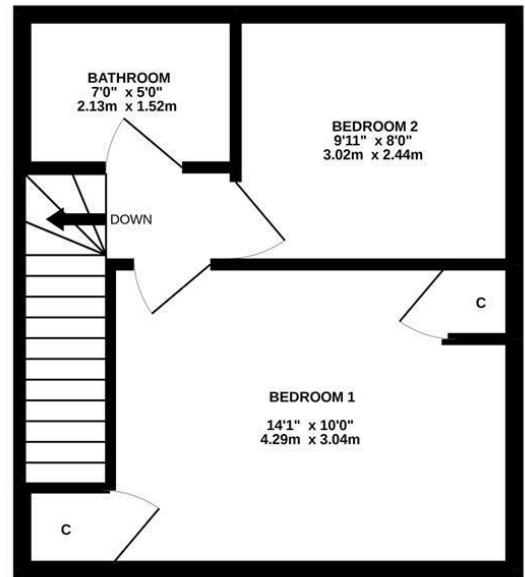
DISCLAIMER

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.

GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.

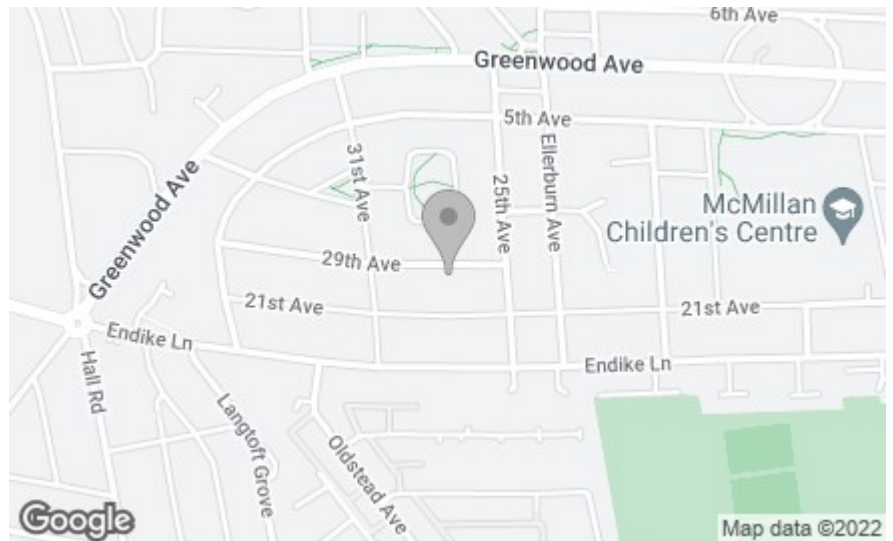


1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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 |
| | 85 |
| 69 | |
| <small>Very energy efficient - lower running costs</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small> | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| | |
| <small>Very environmentally friendly - lower CO₂ emissions</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small> | |
| England & Wales | EU Directive 2002/91/EC |