



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 79 Ella Street, Hull, HU5 3AJ

### Offers over £200,000

THREE SPACIOUS DOUBLE BEDROOMS AND BATHROOM - SOUTH-FACING GARDEN AND RARE GARAGE FOR OFF-STREET PARKING - PRIME ELLA STREET LOCATION NEAR PRINCES AVENUE'S AMENITIES AND CAFÉS

Symonds and Greenham are delighted to present this remarkable three-bedroom end-terraced house, situated on the desirable Ella Street in Hull. This property is ideally located within close proximity to the lively amenities of Newland and Princes Avenue, where you will find an array of trendy cafes, restaurants, boutique shops, and essential local services. The popular HU5 neighbourhood offers both convenience and a vibrant social scene, making it an attractive place to call home.

Upon entering, you will be welcomed by a spacious open-plan living and dining room, which creates a warm and inviting atmosphere perfect for both relaxation and entertaining. The kitchen is a true highlight, boasting high-end appliances and sleek finishes that cater to culinary enthusiasts. With well established integrated appliances, this kitchen combines style and functionality seamlessly.

The property features a well-appointed bathroom, providing a tranquil space for relaxation, whether you prefer a quick shower or a long soak in the tub. Each of the three generously sized double bedrooms is filled with natural light, offering a peaceful retreat for residents and ensuring a comfortable and restful environment. Step outside to discover a good-sized south-facing garden, which serves as a private oasis for outdoor activities, gardening, or simply enjoying the fresh air. This well-maintained outdoor space complements the interiors beautifully, providing an ideal setting for leisure and enjoyment.

#### **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.

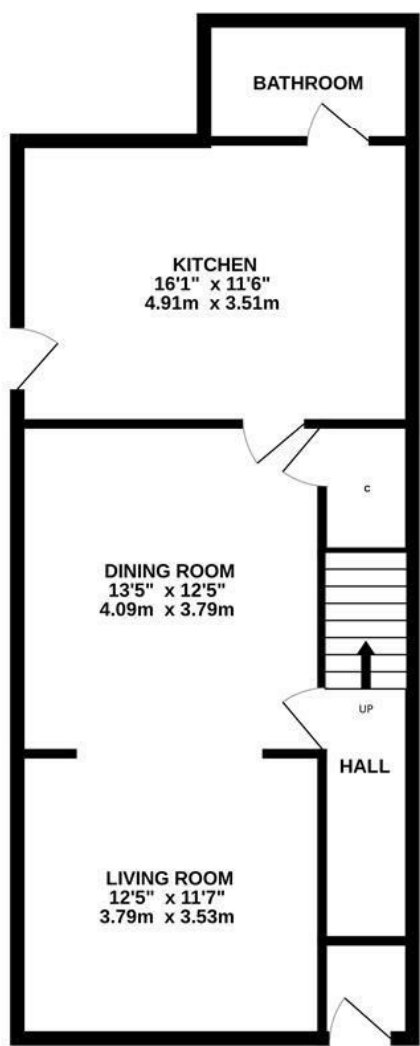
If you require more information on the tenure of this property please contact the office on 01482 444200.

#### **VIEWINGS**

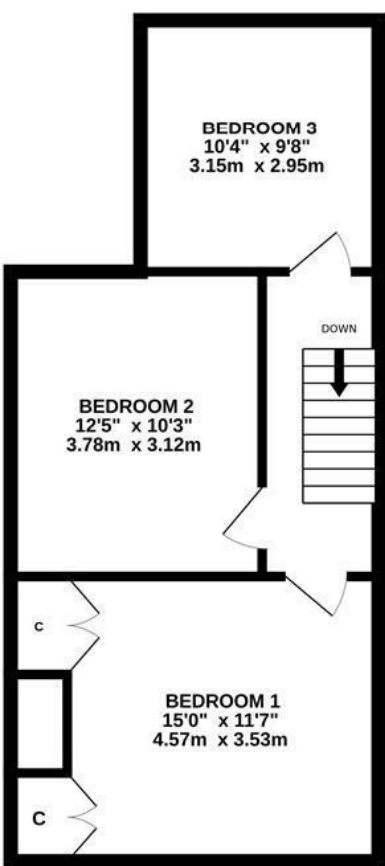
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.

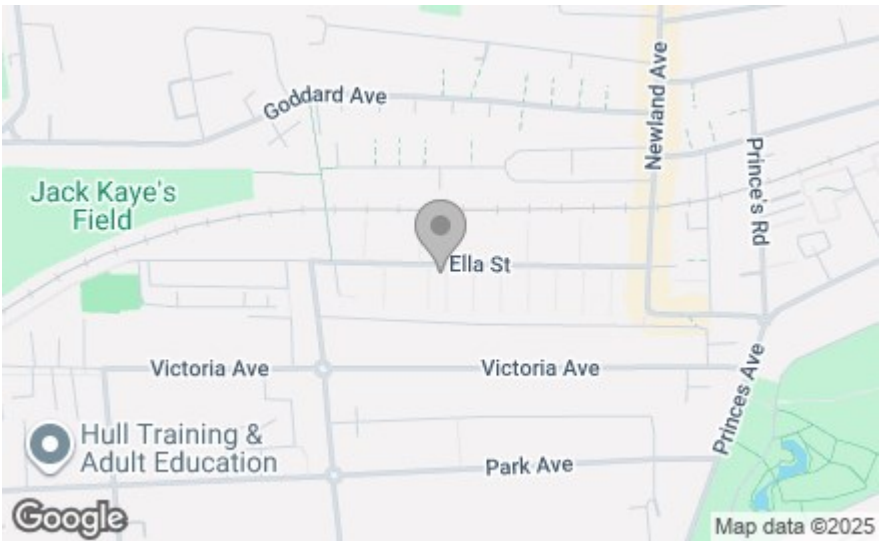



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 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.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>59</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>			<b>82</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	