



20 St. Marys Avenue, Hull, East Yorkshire HU5 4TA £230,000

SUPERBLY EXTENDED THREE BED END TERRACED HOME - 26 FOOT OPEN PLAN KITCHEN DINER WITH ISLAND - BEAUTIFULLY PRESENTED THROUGHOUT - SOUGHT AFTER COTTINGHAM LOCATION - FRONT DRIVE - SPACIOUS REAR GARDEN

Situated on St Marys Avenue, just off Bricknell Avenue, this stunning three bedroom end terraced property is tucked away on a quiet residential street in the highly sought after village of Cottingham. Extended, beautifully styled and thoughtfully designed throughout, this is a home that will truly appeal to lovers of contemporary aesthetics. Finished to an exceptional standard and presented in true show home condition, the property is completely move in ready and ideally located close to local amenities and well regarded schools.

The accommodation comprises a welcoming entrance hall leading into a cosy living room with an attractive bay window, creating a warm and inviting space. To the rear is a stylish open plan extended kitchen, dining and living area that forms the heart of the home, perfect for modern family living and entertaining. This impressive space is complemented by a separate utility room and a convenient ground floor w/c.

To the first floor are three good sized bedrooms, all beautifully presented, along with a sleek and stylish family bathroom finished to a high standard. Externally, patio doors open out onto a spacious rear garden with raised patio, decking and lawn, ideal for alfresco dining and outdoor enjoyment. To the front is a drive with EV charger providing off street parking. A truly gorgeous home in a prime village location, ready to be enjoyed from day one.

BOOK YOUR VIEWING NOW!

DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

The property has the benefit of gas central heating

VIEWINGS

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

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.

COUNCIL TAX BAND

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

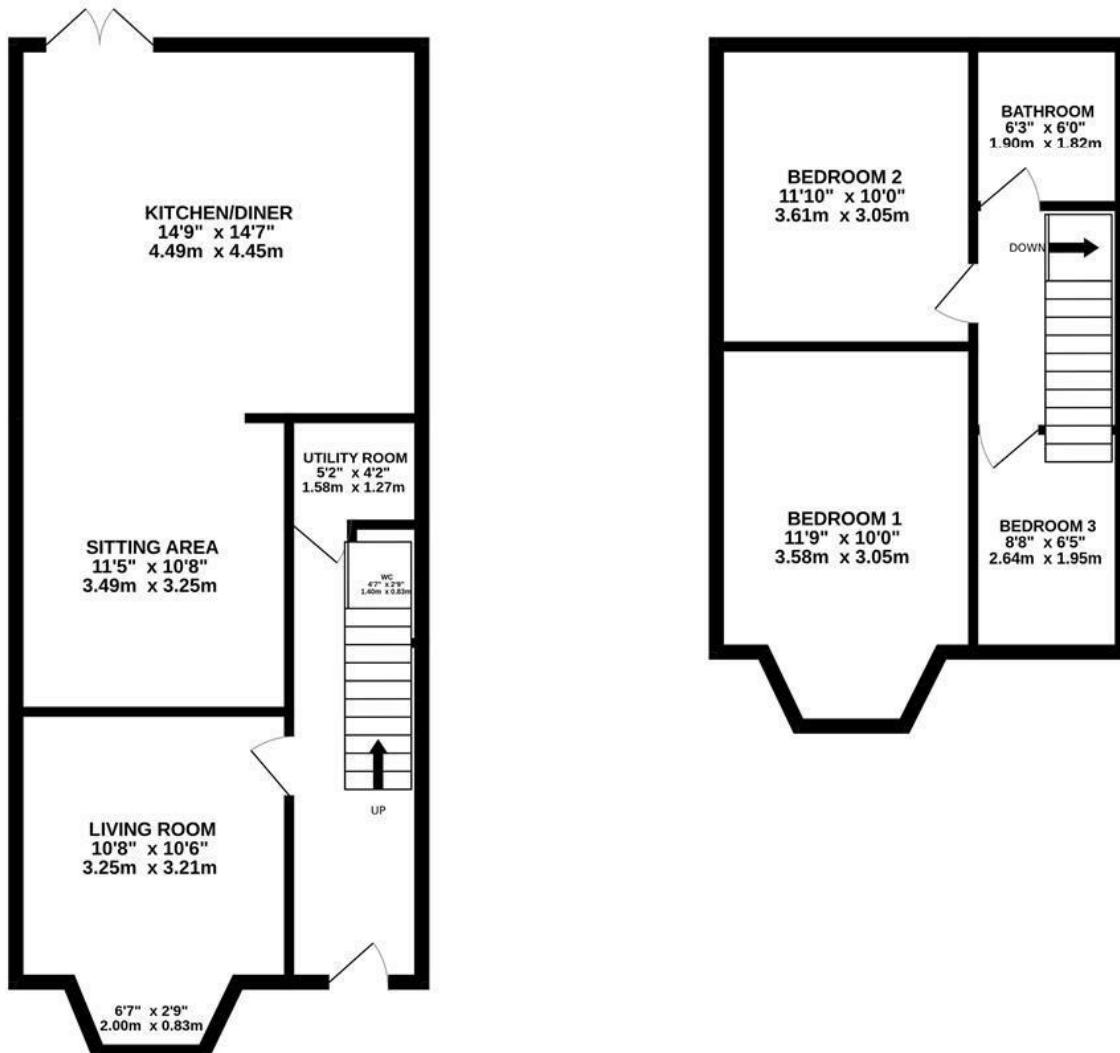
TENURE

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

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

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to accuracy of the floor plan, these measurements of doors, windows, stairs 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			
(59-68) 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			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

