



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **115 Barrington Avenue, Hull, HU5 4BB**

### **Offers over £150,000**

Symonds and Greenham are pleased to present this charming mid-terrace house located on the desirable Barrington Avenue in Hull. This delightful property boasts three well-proportioned bedrooms, including two spacious doubles and a single, making it an ideal choice for families or first-time buyers seeking a comfortable home.

The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The modern shower room has been thoughtfully designed to provide both style and functionality, ensuring your daily routines are a pleasure.

One of the standout features of this property is the south-facing rear garden, which provides a lovely outdoor space to enjoy the sunshine and fresh air. Additionally, the garage at the rear of the property offers convenient off-street parking, a valuable asset in this sought-after area.

Situated close to well-regarded schools and local amenities, this home is perfectly positioned for convenience. The nearby Charterlands and Princes Avenue offer a variety of shops, cafes, and restaurants, while the proximity to the university adds to the appeal for those seeking a vibrant community.

In summary, this three-bedroom home on Barrington Avenue is a wonderful opportunity for anyone looking to settle in a charming property in a prime location. Don't miss your chance to make this delightful house your new home.

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor

### LIVING ROOM/DINER

24'6 max x 15'2 max (7.47m max x 4.62m max)

with french doors to rear garden

### KITCHEN

15'1 max x 7'4 max (4.60m max x 2.24m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, electric oven, gas hob with overhead extractor fan, under-counter fridge, dishwasher, freestanding freezer, plumbing for washing machine and door to rear garden.

## FIRST FLOOR

### BEDROOM 1

### BEDROOM 2

10' max x 9'7 max (3.05m max x 2.92m max)

with fitted wardrobes

### BEDROOM 3

8' max x 5'11 max (2.44m max x 1.80m max)

### SHOWER ROOM

7'3 max x 5'4 max (2.21m max x 1.63m max)

with a vanity hand basin, walk in shower, heated towel rail, tiled to splash back areas

### WC

with low level WC and vanity hand basin

## OUTSIDE

The rear garden is south facing and is mainly laid to lawn with some low maintenance shrubbery, a paved patio area and a garage, with lighting and power, and vehicular access via the rear ten foot.

## 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 B.

## DISCLAIMER

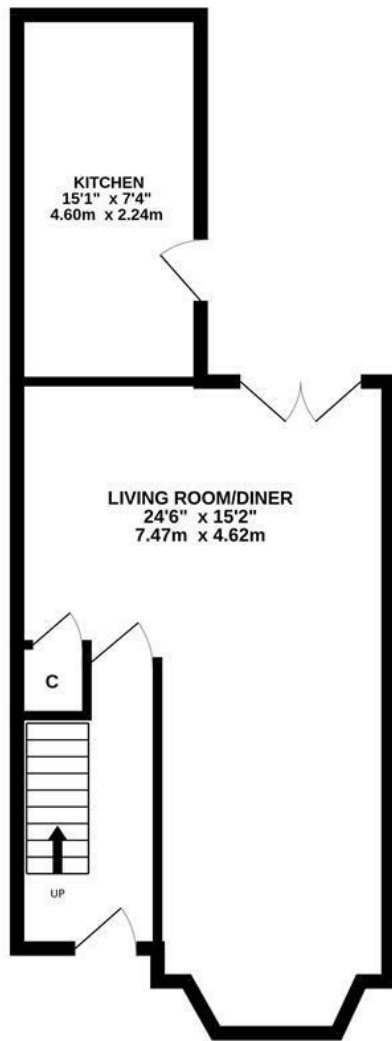
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## VIEWINGS

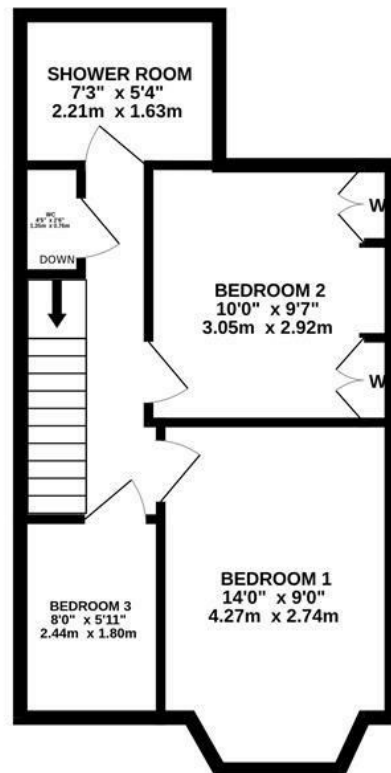
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.

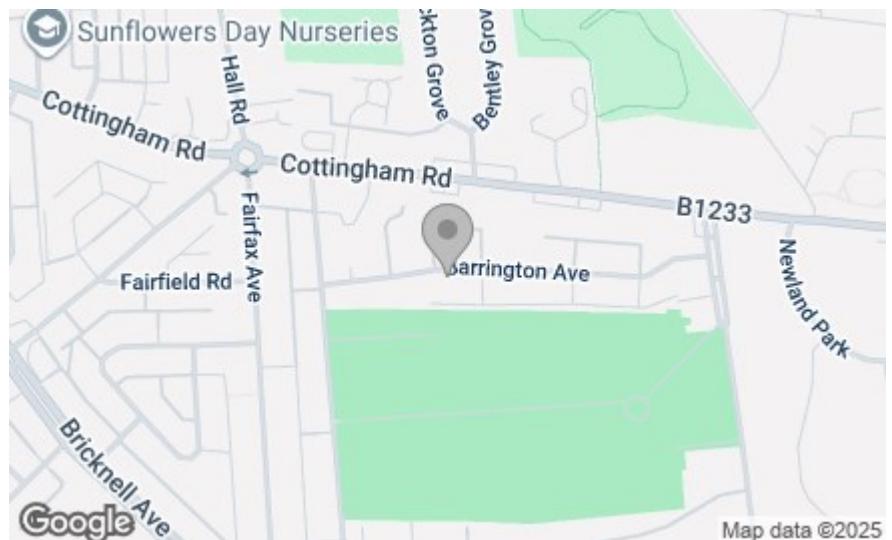


1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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 5/2025



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC