



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **315 Greenwood Avenue, Hull, HU6 8AN**

### **£120,000**

SPACIOUS THREE BED TERRACED - POPULAR, CENTRAL HU6 LOCATION - SOUTH FACING GARDEN - WELL PRESENTED THROUGHOUT - CLOSE TO A RANGE OF AMENITIES - GOOD TRANSPORT LINKS

Located on Greenwood Avenue in the heart of the HU6 area, this spacious three-bedroom terraced property offers an ideal opportunity for families, first time buyers or investors alike. Ideally positioned close to a wide range of local amenities, good schools and with regular bus routes into the city centre, this home is perfectly placed for convenient everyday living.

The accommodation comprises an entrance hall, a bright and airy living room, and a generously sized kitchen to the ground floor. To the first floor are three good sized bedrooms and a family bathroom, providing ample space for a growing family.

Externally, the property features low maintenance front and rear gardens, with the rear garden benefiting from a south-facing aspect, perfect for enjoying the sunshine, along with a handy storage shed. This well proportioned home offers great potential in a popular and well connected location.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor, understairs storage cupboard and doors to kitchen and...

### LIVING ROOM

*15'7 x 10'8 max (4.75m x 3.25m max)*

a good sized living room with small bay window

### KITCHEN DINER

*17'6 x 10'0 max (5.33m x 3.05m max)*

a spacious kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine and space for fridge freezer, with French doors to the rear garden

## FIRST FLOOR

### LANDING

with two storage cupboards and doors to all bedrooms and bathroom

### BEDROOM 1

*14'3 x 13'3 max (4.34m x 4.04m max)*

a spacious primary bedroom with bay window

### BEDROOM 2

*12'2 x 9'1 max (3.71m x 2.77m max)*

another generous double bedroom

### BEDROOM 3

*8'3 x 8'3 max (2.51m x 2.51m max)*

a well proportioned third bedroom

### BATHROOM

with low level w/c, pedestal sink basin, heated towel rail and panelled bath with overhead shower attachment

### OUTSIDE

a fantastic south facing rear garden, mainly laid with artificial grass, with raised paved patio and cover, level decking area and large storage shed, enclosed by timber fencing

### 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 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.

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

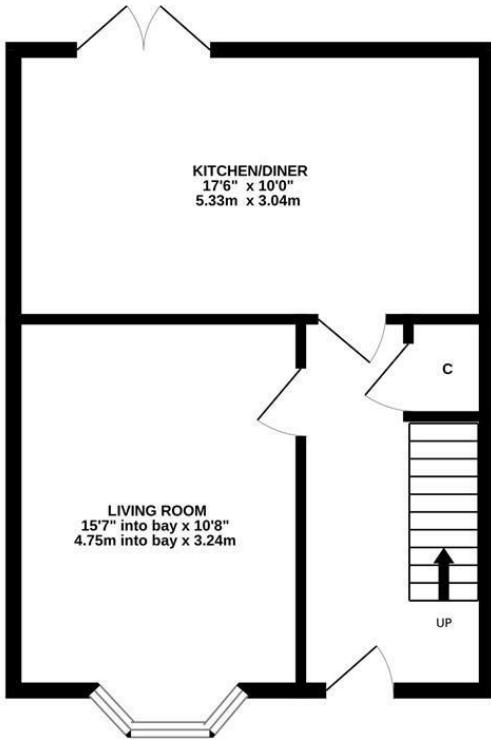
Symonds + Greenham have been informed that this property is Freehold.

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

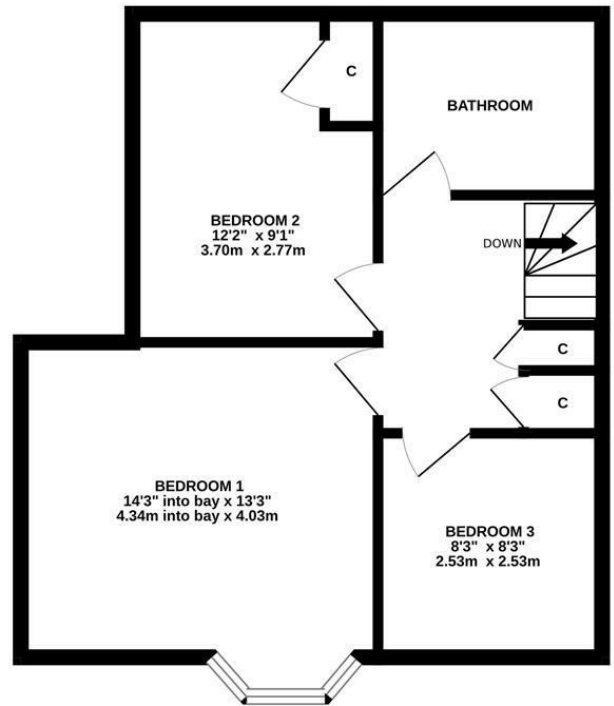
### VIEWINGS

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

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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
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	85

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

