



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 22 Park Avenue, Princes Avenue, Hull, East Yorkshire HU5 3ER £420,000

STUNNING VICTORIAN TERRACE WITH THREE RECEPTION ROOMS & SPACIOUS KITCHEN DINER WITH UNDERFLOOR HEATING – FIVE BEDROOMS PLUS A SUPERB LOFT SUITE WITH ENSUITE – BEAUTIFUL BIFOLD-OPENING GARDEN & EXPANSIVE REAR GARAGE IN A PRESTIGIOUS AVENUES CONSERVATION AREA

Nestled in the charming Park Avenue of Princes Avenue, Hull, this delightful Victorian terraced home is a superb family property that seamlessly blends character with modern living. Offering three reception rooms, five bedrooms, and a loft room with ensuite, the home provides generous space for everyday living and entertaining.

Upon entry, a welcoming entrance hall leads into a reception hallway, setting the tone for the property. The ground floor features a spacious kitchen diner with underfloor heating, ideal for family meals and gatherings, along with a utility area and shower room. The three reception rooms offer flexible living space, suitable for both formal and informal use. To the first floor are five well-proportioned bedrooms and a modern family bathroom. A fixed staircase leads to the loft room, a superb addition with its own ensuite.

A key feature of the property is the enclosed rear garden, accessed via elegant bifold doors, creating a pleasant outdoor space for relaxation and entertaining. To the rear, there is an expansive garage/workshop, offering excellent storage and practical space.

Situated within a tree-lined conservation area, the property benefits from proximity to Pearson Park and the popular Newland and Princes Avenue amenities. Hull University, Hull Royal Infirmary, and the KCOM Stadium are all within easy reach. Immaculately presented throughout, this impressive family home is a rare opportunity.

#### **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 "D"

#### **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.

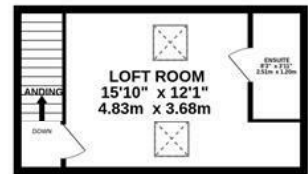
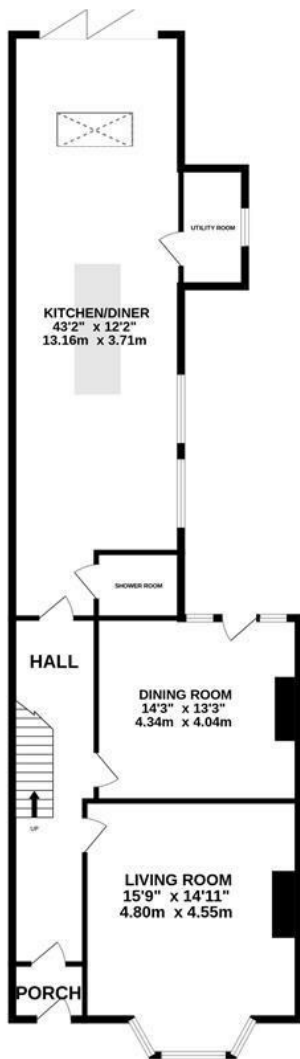
#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

#### **VIEWINGS**

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





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	76

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	

