



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **127 Alliance Avenue, Hull, HU3 6QU**

### **£95,000**

**NO ONWARD CHAIN - SPACIOUS 4 BED TERRACED - THREE RECEPTION ROOMS - GOOD SIZED REAR GARDEN - CLOSE TO AMENITIES**

Introducing a deceptively spacious 4 bedroom terraced property nestled on Alliance Avenue, just off Spring Bank. Conveniently located near amenities and boasting good transport links, this property presents an excellent opportunity for renovation and customisation to suit your preferences.

Upon entering, you'll be greeted by an inviting entrance hall leading to various living spaces on the ground floor. These include a spacious living room, a versatile reception room, a separate dining room, a kitchen, and a convenient WC.

Venture upstairs to discover four generously sized bedrooms, offering ample space for family members or guests. Completing the upper level is a family bathroom, providing essential amenities for everyday comfort.

Outside, the property features a generous rear garden, offering potential for landscaping or outdoor entertainment areas.

With its spacious layout and prime location, this 4 bedroom terraced property on Alliance Avenue presents an exciting opportunity for those seeking a project to transform into their dream home. Contact us today to arrange a viewing and unlock the full potential of this property!



## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to living room and kitchen

### LIVING ROOM

13'0 x 11'8 max (3.96m x 3.56m max)

with fireplace and door to the front garden



### RECEPTION ROOM

11'9 x 9'9 max (3.58m x 2.97m max)

a spacious room with fireplace and sliding doors to the living room



### DINING ROOM

12'9 x 11'3 max (3.89m x 3.43m max)

a lovely reception room with bay window and open fireplace



### KITCHEN

13'3 x 9'2 max (4.04m x 2.79m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, overhead extractor fan, space for fridge freezer and space for washing machine, with door to the rear garden and door to...



### W/C

with low level w/c



## FIRST FLOOR

### BEDROOM 1

17'3 x 13'0 max (5.26m x 3.96m max)

a spacious primary bedroom with fitted units and decorative fireplace



### BEDROOM 2

12'1 x 11'7 max (3.68m x 3.53m max)

another good sized double bedroom with decorative fireplace and storage cupboard



### BEDROOM 3

8'8 x 8'3 max (2.64m x 2.51m max)

a spacious double bedroom overlooking the rear garden



### BEDROOM 4

9'6 x 9'5 max (2.90m x 2.87m max)

with built in storage





### **BATHROOM**

tiled throughout with low level w/c, pedestal sink basin and walk in shower

### **OUTSIDE**

a spacious rear garden with a mix of concrete, pavers and gravel, with raised planters and a variety of shrubbery, 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.

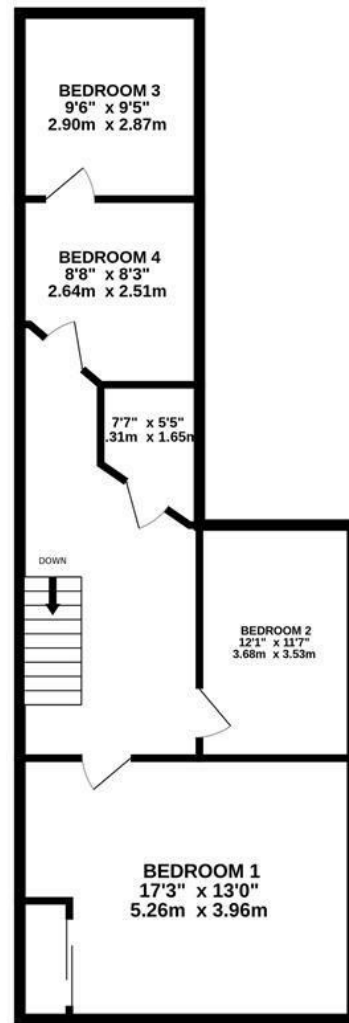
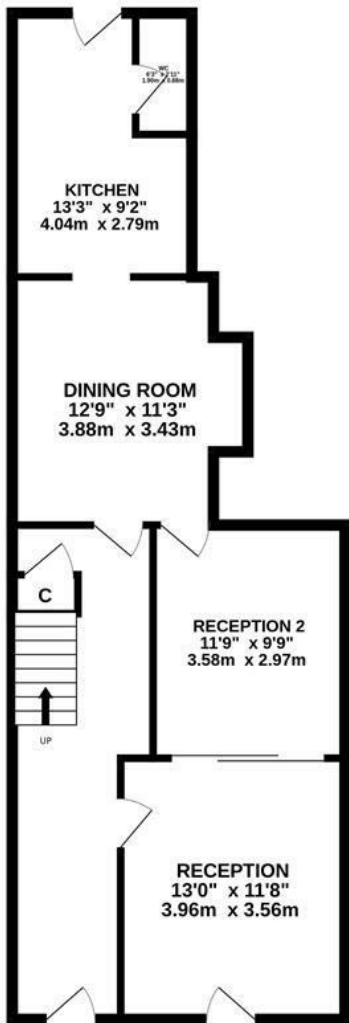
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

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

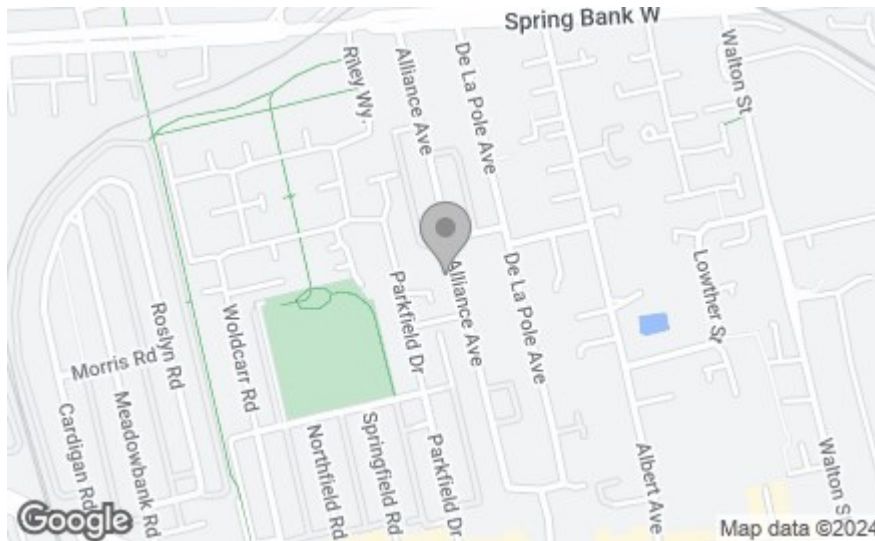
GROUND FLOOR  
700 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.9 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) <b>A</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 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	
(02 plus) <b>A</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