



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 171 Park Avenue Princes Avenue, Hull, HU5 3EX

### Guide price £290,000

GUIDE PRICE £290,000 - £300,000

STYLISH THREE-DOUBLE-BED TERRACED HOME IN A PRESTIGIOUS CONSERVATION AREA - SPACIOUS LOUNGE, OPEN-PLAN KITCHEN/LIVING SPACE & MODERN BATHROOM - LARGE SOUTH-FACING GARDEN CLOSE TO NEWLAND & PRINCES AVENUE AMENITIES

Nestled on the charming Park Avenue of Princess Avenue, this delightful terraced house presents an excellent opportunity for those seeking a stylish and comfortable home. This property boasts tasteful decor throughout, making it an inviting space for both relaxation and entertainment.

Upon entering, you will find a spacious lounge featuring a lovely bay window that fills the room with natural light. The heart of the home is the kitchen/living area, perfect for family gatherings or hosting friends. The property comprises three generously sized double bedrooms, ensuring ample space for family or guests, alongside a well-appointed family bathroom. One of the standout features of this home is the large south-facing rear garden, ideal for enjoying sunny days and outdoor activities. The garden offers a tranquil retreat, perfect for gardening enthusiasts or those who simply wish to unwind in a peaceful setting.

Situated in a highly sought-after conservation area, this property is surrounded by a picturesque, tree-lined avenue that enhances its appeal. The vibrant local community is enriched by a variety of amenities, including an array of



#### 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 "C" (change as needed).

#### 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.

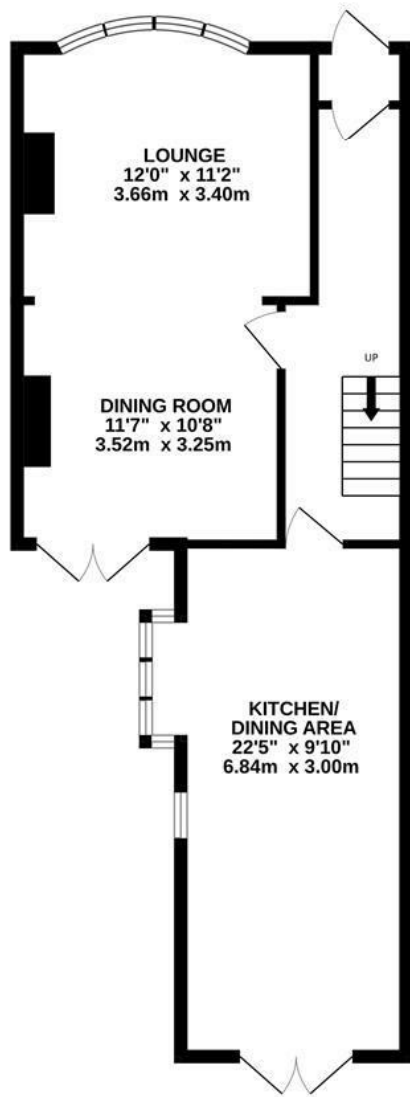
#### TENURE

Symonds + Greenham have been informed that this property is Freehold

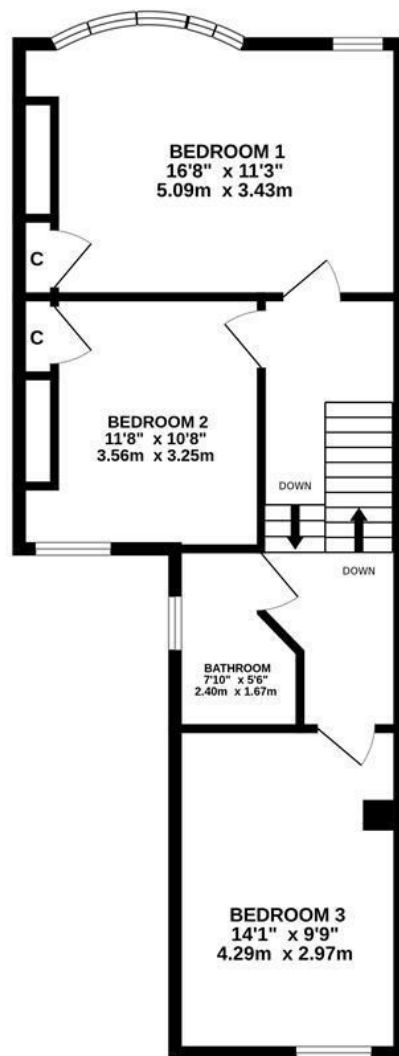
#### VIEWINGS

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


GROUND FLOOR



1ST FLOOR



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>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

