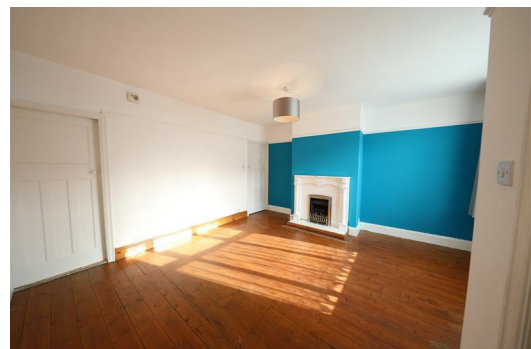




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **116 Ryde Avenue, Hull, Yorkshire HU5 1QG**

### **£95,000**

POTENTIAL INVESTMENT OPPORTUNITY OR STARTER PROPERTY - THREE BEDROOM HOME - EXCELLENT VALUE FOR MONEY

Symonds and Greenham are delighted to bring to the market this fantastic three bedroom property. Situated on Ryde Avenue off Clough Road, this home is perfectly located for local amenities, supermarkets, cafes and restaurants as well as well being within walking distance of well regarded schools. Inside the property comprises of a large living room, a kitchen and a family bathroom downstairs, along with three well proportioned bedroom upstairs. Outside has a low maintenance garden and a garage at the rear. This home would be ideal for an investor or a first time buyer and offers massive potential for whoever buys the property.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LIVING ROOM

14'05 x 14'00 max (4.39m x 4.27m max)

A large and bright family room.



### KITCHEN

9'11 x 8'09 max (3.02m x 2.67m max)

With a range of eye level and base level units with complimenting work surfaces, an integrated hob and oven with overhead extractor fan, plumbing for a washing machine, a stainless steel sink and drainer unit, space for a fridge and space for a freezer. With a door leading outside.



### BATHROOM

With a low level WC, a hand basin and a freestanding bath with shower attachment.



## FIRST FLOOR

### BEDROOM 1

8'03 x 14'06 max (2.51m x 4.42m max)

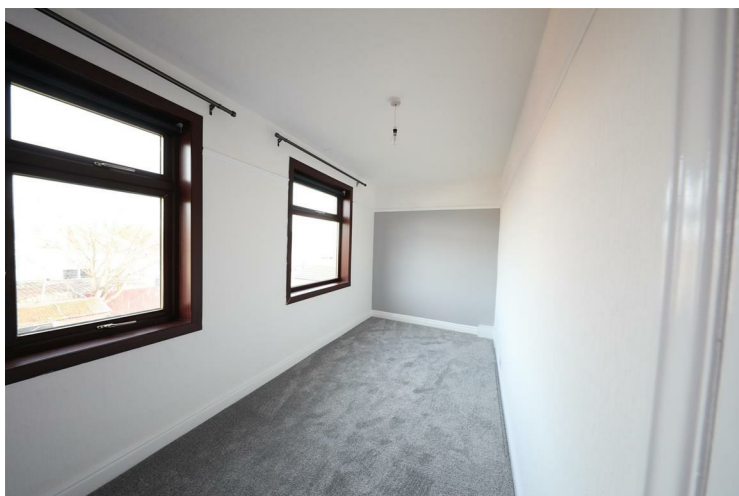
A generous bedroom with excellent natural light.



### BEDROOM 2

14'05 x 6'11 max (4.39m x 2.11m max)

Another well proportioned room.



### BEDROOM 3

5'09 x 8'06 max (1.75m x 2.59m max)

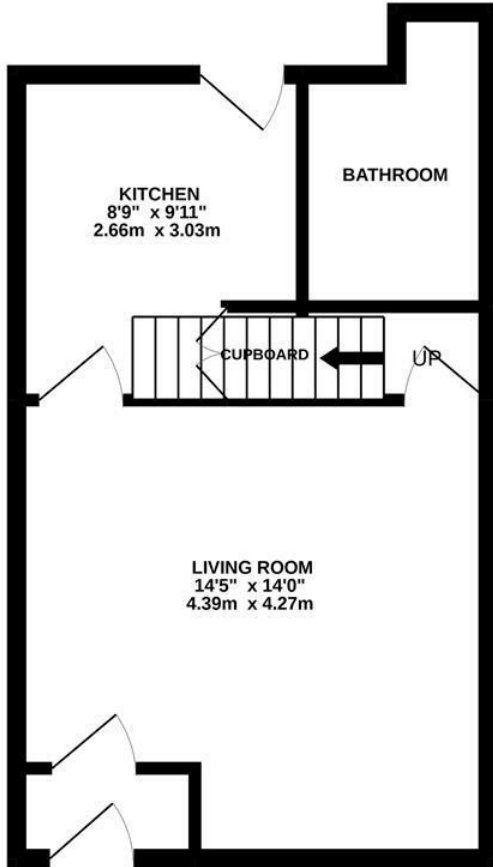


## OUTSIDE

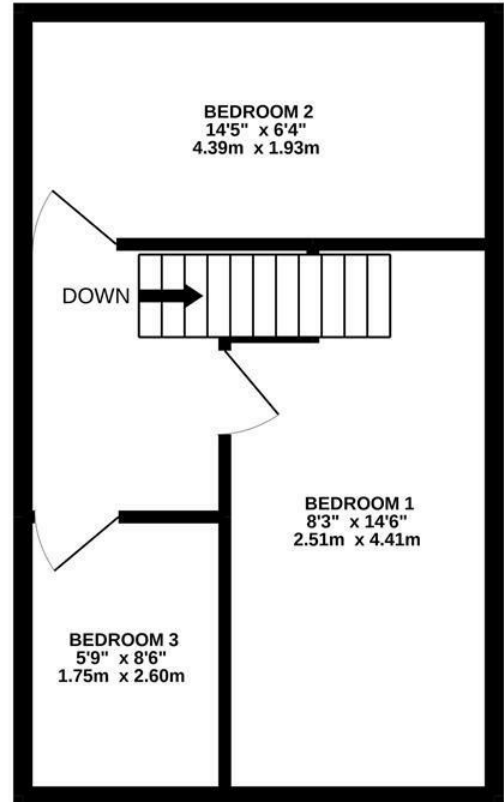
The rear garden is mainly laid to lawn with a garage at the bottom.



GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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	
(82 plus) A	80
(81-81) 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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) A	76
(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

