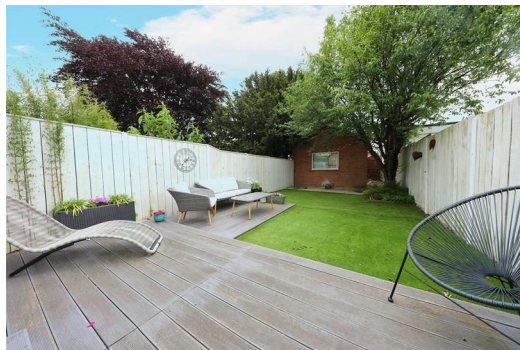




SYMONDS + GREENHAM

Estate and Letting Agents



17 Ancaster Avenue, Hull, East Yorkshire HU5 4QP

Offers over £185,000

MAGNIFICENT KITCHEN/DINER - STUNNING SOUTH FACING REAR GARDEN - THREE DOUBLE BEDROOMS PLUS CONVERTED LOFT SPACE - GARAGE PROVIDING OFF-STREET PARKING - SOUGHT AFTER LOCATION

This mid-terraced home is located off Bricknell Avenue close to well regarded schools and local amenities with good transport links to Hull city centre and the neighbouring village of Cottingham. The property would be perfect for a family looking for a home that is ready to move into. The property benefits from a south facing rear garden and a garage providing off-street parking and internally boasts a stylish lounge, a spectacular kitchen/diner with stunning breakfast bar island and utility room, a convenient downstairs WC, two double bedrooms, a single third bedroom, a family bathroom and a converted loft space (not to building regs).

HOMES OF THIS SIZE, QUALITY AND LOCATION DON'T STICK AROUND FOR LONG...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS WC

With low-level WC, vanity handbasin, heated towel rail and understorey storage cupboard



LOUNGE

25'8 max x 11'3 max (7.82m max x 3.43m max)

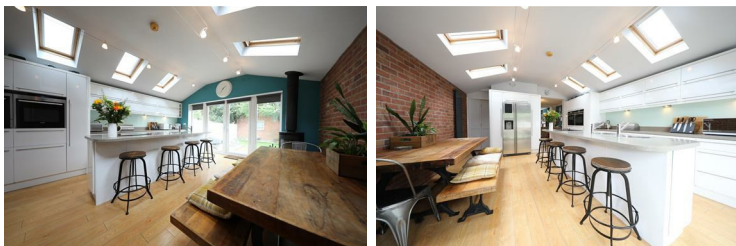
With gas fire and doorway to...



KITCHEN/DINER

17'4 max x 14'10 max (5.28m max x 4.52m max)

With a range of eye level and base level units with complimenting work surfaces, two electric ovens, integrated dishwasher, breakfast bar island with two sink units and electric hob, space for fridge-freezer, log burning stove, French patio doors to rear garden and folding door to...



UTILITY ROOM

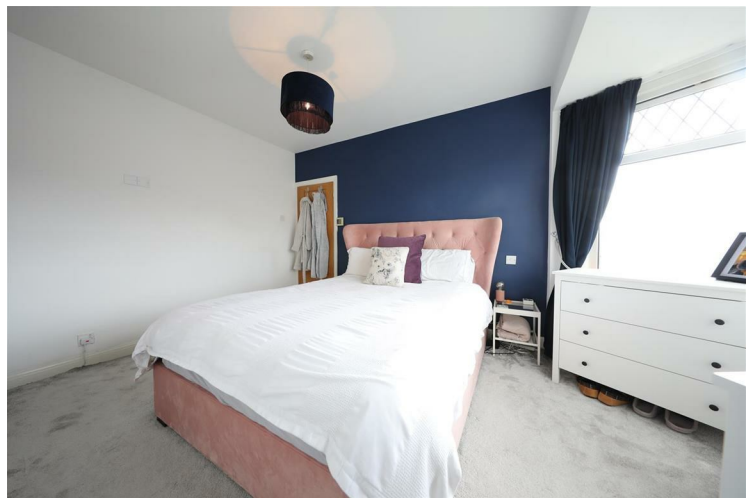
The plumbing for washing machine and space for tumble dryer



FIRST FLOOR

BEDROOM 1

14'10 max x 10'4 max (4.52m max x 3.15m max)



BEDROOM 2

10'4 max x 10'4 max (3.15m max x 3.15m max)

With fitted wardrobes



BEDROOM 3

7'3 max x 6' max (2.21m max x 1.83m max)



BATHROOM

Level level WC, pedestal handbasin, panel bath with overhead shower, floor to ceiling tiles

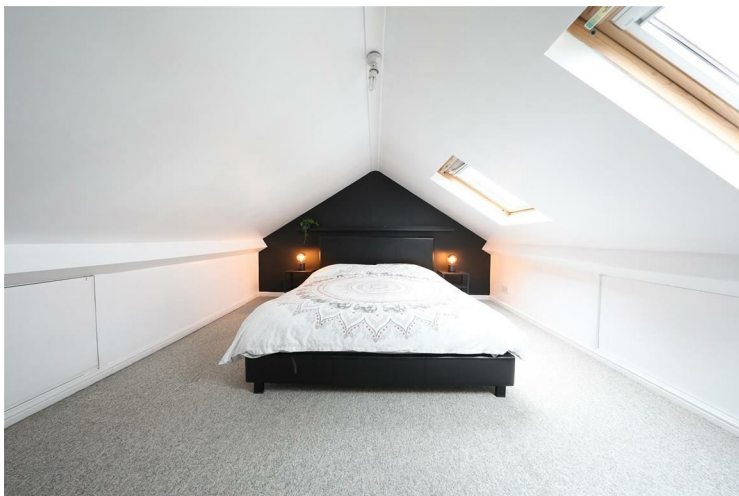


SECOND FLOOR

LOFT SPACE

15'4 max x 11'5 max (4.67m max x 3.48m max)

DISCLAIMER - THE LOFT SPACE DOES NOT HAVE BUILDING REGULATION APPROVAL



OUTSIDE

The front garden is mainly laid with gravel.

The rear garden is mainly laid with artificial grass with a raised decking area and a brick built garage (18'4 max x 13'5 max) with vehicle access via the rear ten-foot.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

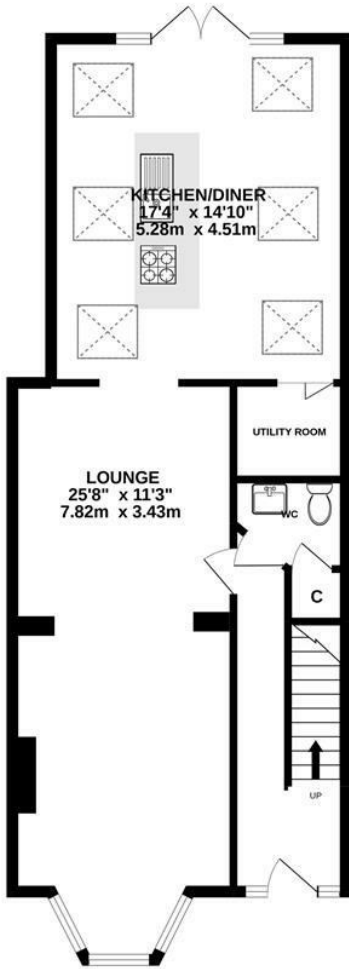
DISCLAIMER

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.

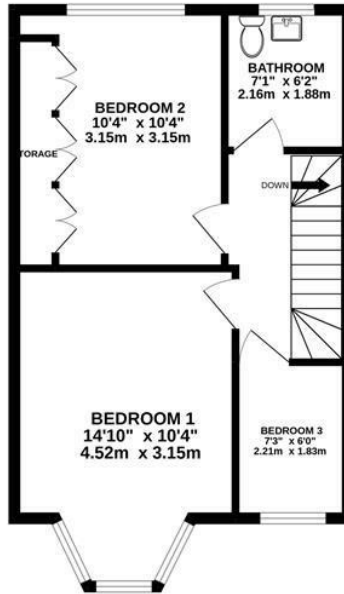
VIEWINGS

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

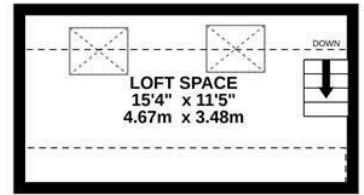
GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.




2ND FLOOR
150 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

