



SYMONDS + GREENHAM

Estate and Letting Agents



1 Albermarle Avenue, Hull, East Yorkshire HU7 3NN

Offers in the region of £210,000

OUTSTANDING THREE BED PROPERTY - POPULAR KINGSWOOD LOCATION - STYLISH AND MODERN THROUGHOUT - NO CHAIN

Nestled in the heart of Kingswood, this stylish and modern three-bedroom end-of-terrace property on Albermarle Avenue offers a perfect fusion of comfort and convenience. With shops, supermarkets, cafes, bars, and restaurants nearby, as well as a retail park and esteemed schools, it provides an ideal setting for contemporary family living. Step inside to discover a home that seamlessly blends functionality with modern aesthetics. The ground floor features a welcoming lounge, a spacious kitchen/diner, and a convenient WC. This well-designed space is perfect for both daily living and entertaining. Venture upstairs to find three thoughtfully appointed bedrooms, providing versatility for family life or a dedicated workspace. The main bedroom boasts an ensuite, adding a touch of luxury to your daily routine. A contemporary family bathroom completes the upper level. Outside, the property offers two parking spaces to the front, ensuring convenience for residents and guests alike. The rear garden, mainly laid to lawn, provides a private and tranquil space for outdoor activities and relaxation. Albermarle Avenue not only presents a place to call home but a lifestyle enriched by modern comforts and proximity to all the amenities that make Kingswood a sought-after community.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE

18'4 x 9'5 max (5.59m x 2.87m max)

A brilliant family room with excellent natural light.



ENSUITE

With a low level WC, a hand basin and a walk in shower.



KITCHEN

18'1 x 11'3 max (5.51m x 3.43m max)

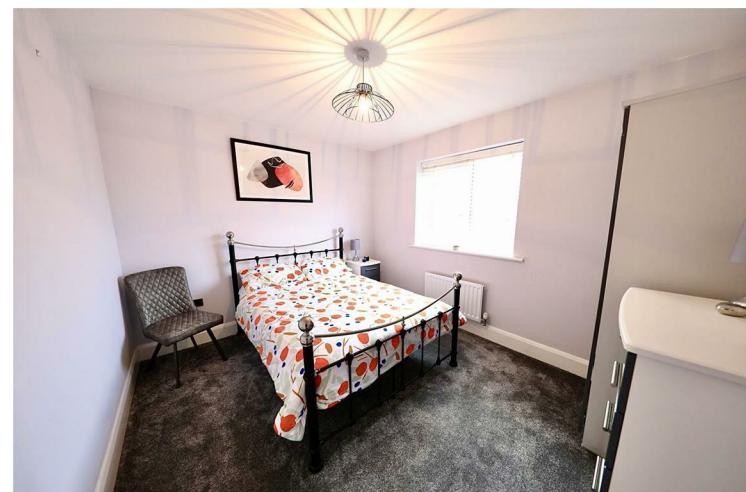
With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated hob, an integrated oven, an integrated fridge freezer and an integrated washing machine.



BEDROOM 2

11'2 x 9'3 max (3.40m x 2.82m max)

Another wonderful bedroom.



WC

With a low level WC and a hand basin.



BEDROOM 3

9'4 x 6'5 max (2.84m x 1.96m max)

FIRST FLOOR

BEDROOM 1

14'5 x 13'6 max (4.39m x 4.11m max)

A brilliant main bedroom with access to an ensuite.



COUNCIL TAX

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

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.

BATHROOM

With a low level WC, a hand basin and a panelled bath with an overhead shower attachment.



OUTSIDE

The property has the benefit of two parking spaces to the front and a rear garden that is a mixture of paving and turf.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

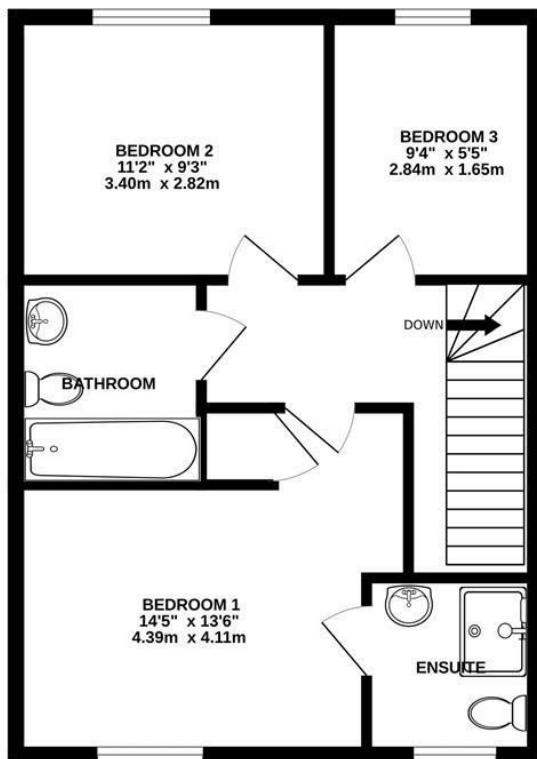
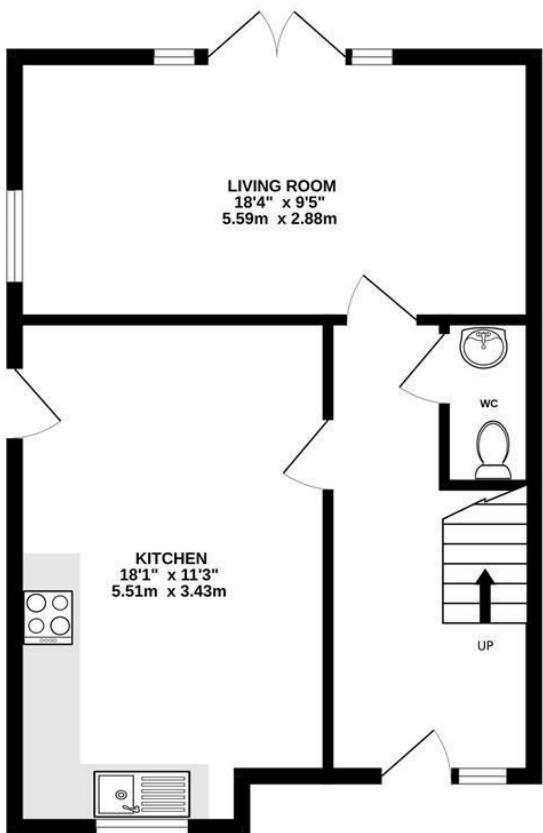
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.

GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.9 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) 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		

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		

