



SYMONDS + GREENHAM

Estate and Letting Agents



10, Hayes Avenue Ella Street, Hull, HU5 3AZ

£175,000

Symonds and Greenham are delighted to present this beautifully presented three bedroom terraced home on Hayes Avenue, just off the ever popular Ella Street. Nestled in the heart of the vibrant HU5 community, this charming property perfectly combines period character with modern living. Ideally positioned within walking distance of the cafés, bars and independent restaurants of Princes Avenue, Chanterlands Avenue and Newland Avenue, the property also benefits from excellent transport links, reputable schools and easy access to the University of Hull. Despite its central location, Hayes Avenue is a quiet and highly sought after residential street, renowned for its welcoming community atmosphere and attractive period homes.

The accommodation briefly comprises an inviting entrance hall, a beautiful living room featuring a bay window and a charming working fireplace, together with a stylish dining room boasting a second working fireplace, creating a wonderful space for entertaining or cosy evenings at home. To the rear is a generous kitchen offering ample storage and worktop space, together with a rear lobby and family bathroom.

To the first floor are three excellent sized bedrooms, each beautifully presented and offering flexible accommodation to suit a variety of lifestyles.

Externally, the property enjoys a truly wonderful rear garden, creating a peaceful oasis filled with established plants, flowers and mature planting. With two separate seating areas positioned to make the most of the sunshine throughout the day, it provides the perfect place to relax or entertain during the warmer months. To the front, a garden with a pathway and beautifully stocked borders creates an equally impressive first impression.

Combining beautiful period features, generous accommodation, stunning gardens and one of Hull's most desirable neighbourhoods, this exceptional home offers the very best of HU5 living and simply must be viewed.

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.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

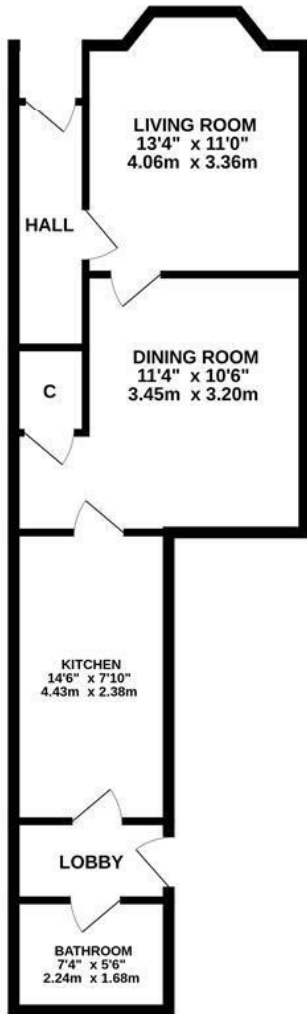
Symonds + Greenham have been informed that this property is Freehold.

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

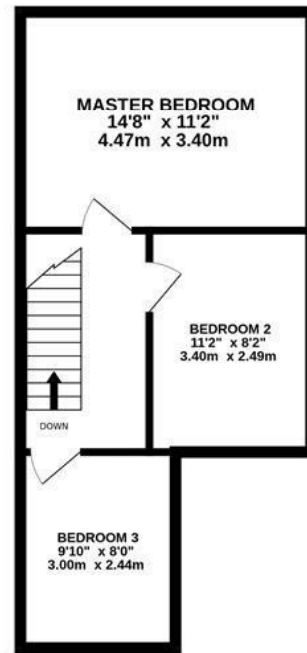
VIEWINGS

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

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

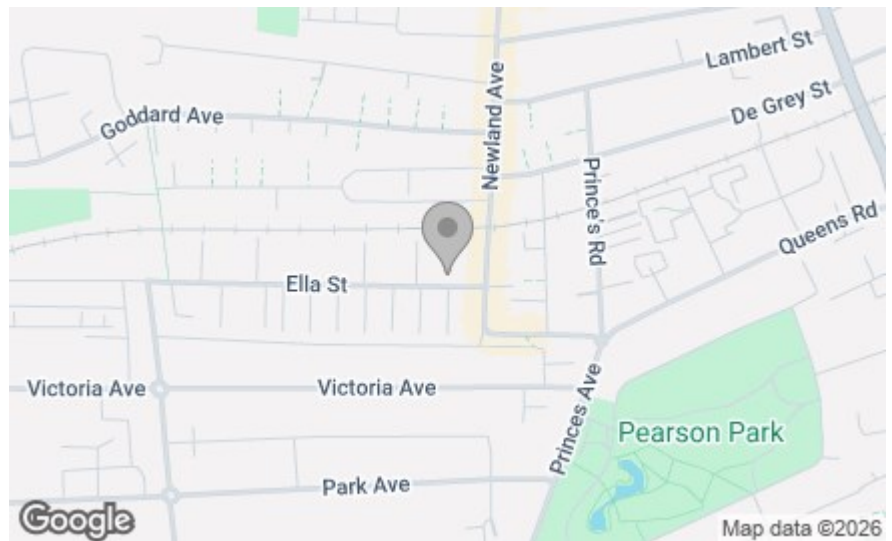


1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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	