



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 36 Bishop Alcock Road, Hull, East Yorkshire HU5 4RR

### £185,000

THREE DOUBLE BEDROOMS WITH MASTER EN-SUITE - STUNNING MODERN KITCHEN & BATHROOM - GENEROUS REAR GARDEN, OFF-STREET PARKING & GARAGE

Nestled in the vibrant HU5 area of Bricknell Avenue, this exquisite mid-terrace house on Bishop Alcock Road offers an exceptional opportunity for first-time buyers, young families, and professionals. The property features three spacious double bedrooms, with the master bedroom benefiting from a convenient en-suite bathroom, ensuring comfort and privacy for all residents.

Upon entering, you are welcomed by a beautifully designed modern kitchen that seamlessly combines functionality with contemporary style, making it an ideal space for culinary enthusiasts. The main bathroom suite is equally impressive, showcasing modern fixtures and a chic aesthetic that enhances the overall appeal of the home.

The generous rear garden, laid to lawn, provides a perfect retreat for outdoor relaxation or entertaining guests, while the off-street parking and garage offer practical solutions for vehicle storage and accessibility. The beautiful lounge, finished to an amazing standard, features French doors that lead directly to the rear garden, creating a harmonious flow between indoor and outdoor living.

This home is not only a testament to quality living but also a reflection of the thriving community in which it resides. With its ideal location and thoughtful layout, this property is poised to meet the needs of a variety of lifestyles. Do not miss the chance to make this splendid house your new home.

#### **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"

#### **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**

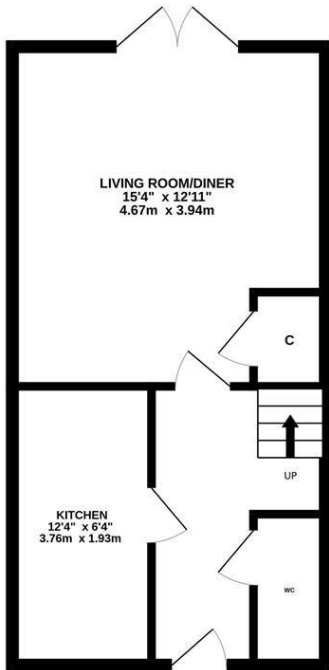
Symonds + Greenham have been informed that this property is Freehold

#### **VIEWINGS**

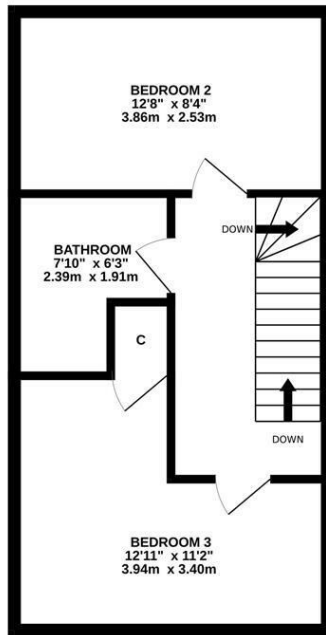
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



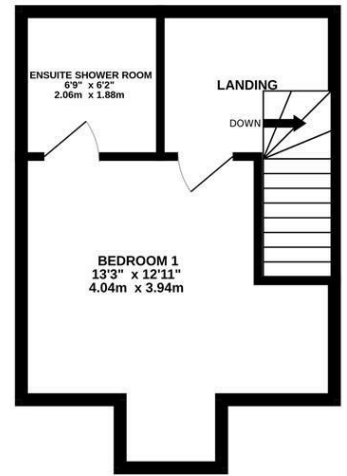
GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR  
266 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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			96
(81-91) B		85	
(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			
(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	

