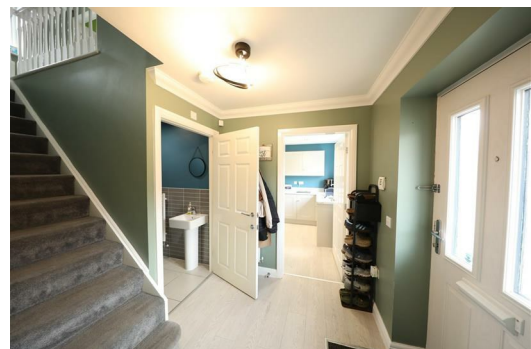
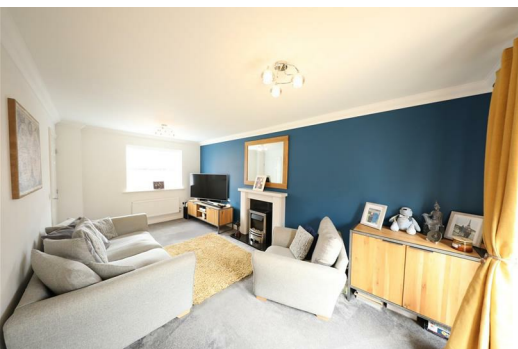




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 5 Lumley Avenue, Hull, HU7 3GX

### Offers over £250,000

Tucked away on the ever-popular Lumley Avenue in Kingswood, this beautifully presented three-bedroom detached home offers spacious, modern living in a prime family-friendly location. With generous proportions throughout and thoughtful design at every turn, it's the perfect setting for contemporary family life.

Step inside to a bright and inviting reception room, ideal for relaxing or entertaining. The standout kitchen diner is a stylish and functional hub for family mealtimes, hosting friends, or simply enjoying day-to-day living. A handy utility room and downstairs WC add convenience and practicality to the ground floor layout.

Upstairs, three generously sized double bedrooms provide plenty of space for growing families, with the principal bedroom boasting a sleek ensuite shower room. Each room offers excellent natural light and flexibility for a variety of uses. The modern family bathroom completes the upper level.

Outside, a well-maintained rear garden offers a peaceful escape – perfect for children, pets, or summer barbecues. The property also benefits from a garage and private driveway, ensuring ample parking and storage.

Ideally located close to Kingswood's excellent range of shops, schools, eateries, and leisure facilities, this is more than just a house – it's a home designed for comfort, style, and everyday ease.

### 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

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

### COUNCIL TAX BAND

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

### VIEWINGS

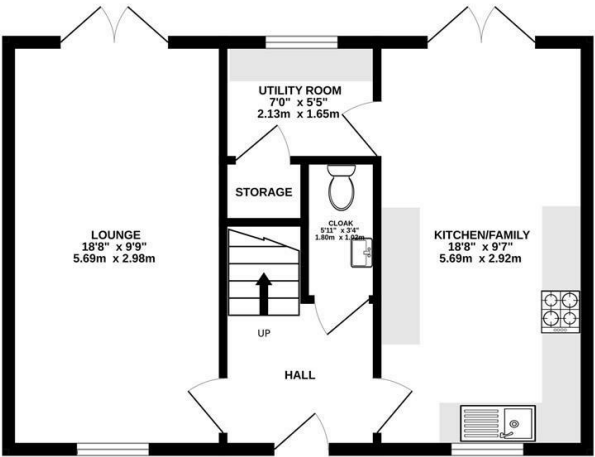
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### DISCLAIMER

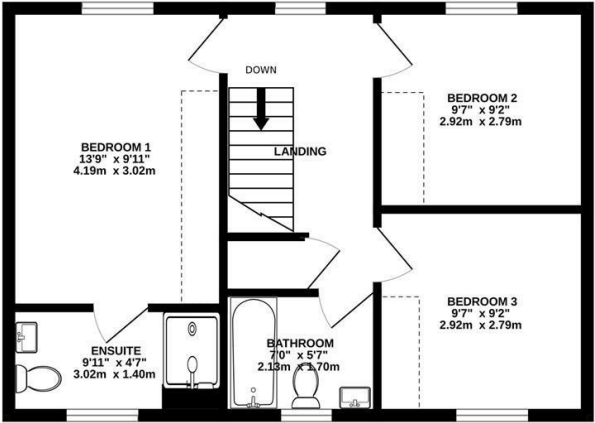
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



GROUND FLOOR

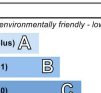


1ST FLOOR



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) <b>A</b>	<b>82</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	