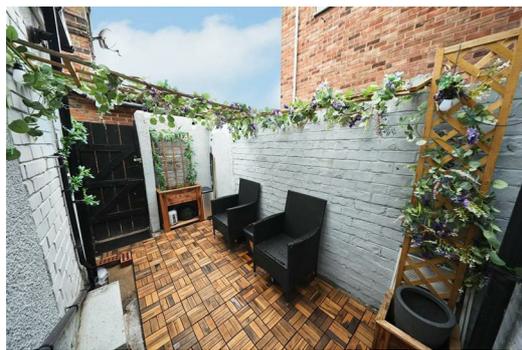




SYMONDS + GREENHAM

Estate and Letting Agents



188 Newland Avenue, Hull, HU5 2NE

£125,000

POPULAR LOCATION IN THE HEART OF HU5 - STYLISHLY PRESENTED TWO BED TERRACED - FRONT AND REAR GARDENS - OPEN PLAN LIVING - CLOSE TO AMENITIES - EXCELLENT TRANSPORT LINKS

Situated on Newland Avenue in the heart of the vibrant HU5 community, this charming two bedroom mid terraced property offers an excellent opportunity to live in a highly sought after location. Surrounded by a host of amenities, including shops, cafes, and bars, and benefiting from a regular bus route, the property is ideal for first time buyers, young professionals or those looking to downsize.

Beautifully presented throughout, the ground floor features an inviting entrance hall, a comfortable living room, a spacious dining area perfect for entertaining, a well appointed kitchen and a modern bathroom. Upstairs, two generously sized double bedrooms provide ample living space.

Externally, the property boasts a petite, low maintenance rear courtyard, ideal for relaxing outdoors, and a neat front garden to complete this delightful home. Positioned in a lively and convenient area, this property blends charm and practicality in an unbeatable location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

DINING AREA

11'3 x 11'8 max (3.43m x 3.56m max)

a fantastic reception room with under stairs storage cupboard, double doors to the rear garden and access to the kitchen and...

LOUNGE

11'1 x 10'9 max (3.38m x 3.28m max)

a beautifully styled living room with feature fireplace and bay window

KITCHEN

7'4 x 7'5 max (2.24m x 2.26m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine, space for fridge freezer and door to...

BATHROOM

with low level w/c, sink basin with vanity unit and panelled bath with waterfall shower head

FIRST FLOOR

LANDING

BEDROOM 1

14'4 x 10'9 max (4.37m x 3.28m max)

a fantastic primary bedroom

BEDROOM 2

9'1 x 11'1 max (2.77m x 3.38m max)

another good sized double bedroom with pedestal sink basin

OUTSIDE

a well maintained, stylishly presented, petite courtyard with gate to ten foot, enclosed by brick wall

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.

TENURE

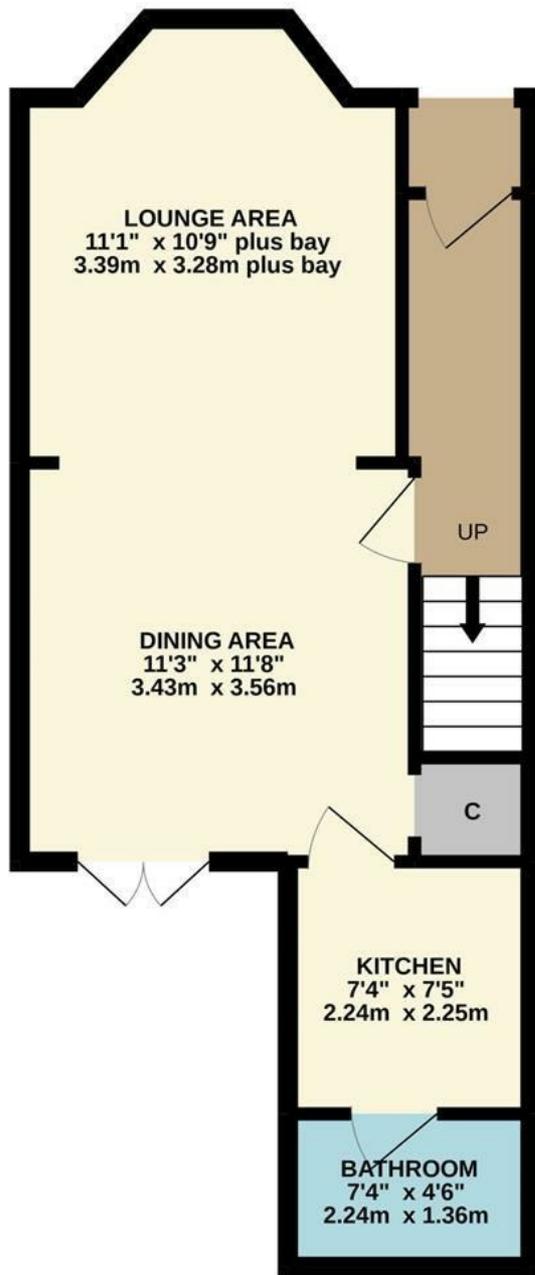
Symonds + Greenham have been informed that this property is Freehold.

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
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



NEWLAND AVENUE, HULL

TOTAL FLOOR AREA : 763 sq.ft. (70.9 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	
(82 plus) A	88
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(81-81) 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

