



SYMONDS + GREENHAM

Estate and Letting Agents



7 Hamlyn Avenue, Hull, Yorkshire HU4 6BT

£245,000

THREE DOUBLE BEDROOMS INCLUDING LUXURIOUS MASTER WITH DRESSING ROOM - STUNNING LIVING AREAS AND EXPANSIVE MODERN KITCHEN/DINER - CHARMING LOCATION NEAR SCHOOLS, AMENITIES, AND ANLABY ROAD

Nestled on the charming Hamlyn Avenue in Hull, this delightful mid-terraced house presents an ideal opportunity for families seeking a blend of modern living and traditional character. Conveniently located off Anlaby Road, the property is in close proximity to local amenities and well-regarded schools, making it a perfect choice for those with children.

The current owners have thoughtfully upgraded the home, ensuring it boasts many contemporary features while preserving its original charm. Arranged over two spacious floors, the property offers a stunning living room that invites relaxation, alongside a stylish sitting room perfect for entertaining guests. The heart of the home is undoubtedly the expansive modern kitchen/diner, which provides ample space for family meals and gatherings.

This residence comprises three generously sized double bedrooms, including a master suite complete with a dressing room, offering a touch of luxury and convenience. The beautifully appointed family bathroom adds to the appeal, ensuring comfort for all family members. The property also features a loft room which is currently been used as a home office. Outside, the lovely rear garden provides a serene space for outdoor activities, gardening, or simply enjoying the fresh air.

This property truly embodies a touch of class in every room, making it a must-see for anyone in search of a gorgeous family home. Do not miss out on this exceptional opportunity; we encourage you to book your viewing as soon as possible!

DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

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

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.

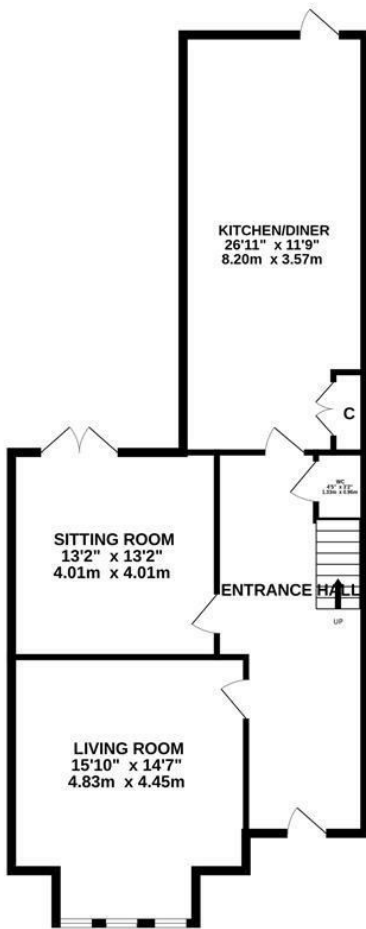
TENURE

Symonds + Greenham have been informed that this property is Freehold

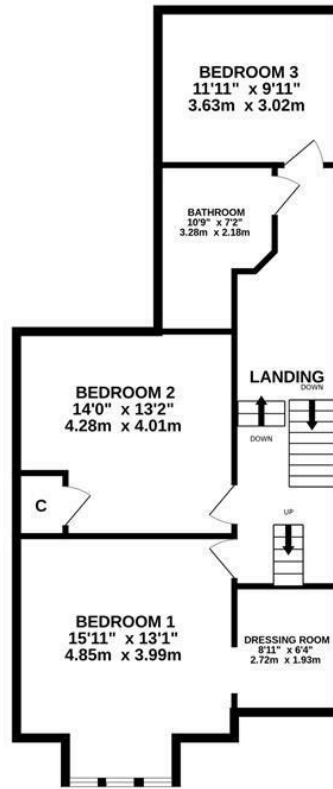
COUNCIL TAX BAND

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

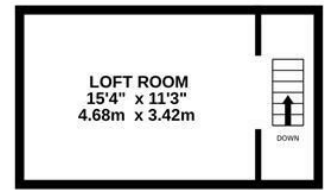
GROUND FLOOR
938 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



LOFT ROOM
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 1950 sq.ft. (181.1 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		

