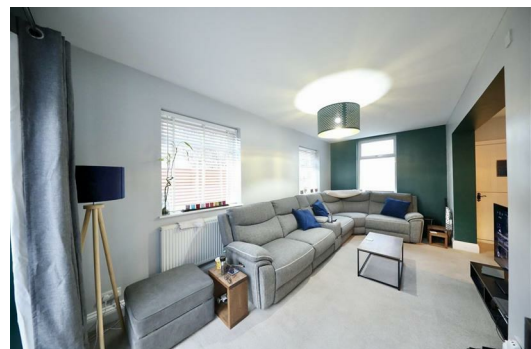




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 15 Ditmas Avenue, Hull, Yorkshire HU4 7SA

### £165,000

SPACIOUS THREE BED SEMI - STYLISH AND MODERN THROUGHOUT - TWO BATHROOMS - POPULAR HU4 LOCATION - CLOSE TO LOCAL AMENITIES

Symonds and Greenham are delighted to bring to the market this outstanding three bedroom semi detached home. Situated in the popular area of Anlaby Common, the property is conveniently located close to a wealth of local amenities, including shops, supermarkets, cafés, bars and restaurants, as well as highly regarded schools and excellent transport links into Hull.

Inside, the home is modern, stylish and spacious throughout, with contemporary finishes and a thoughtful layout designed for comfortable living. On the ground floor, there is a large lounge/diner perfect for relaxing or entertaining, a modern fitted kitchen and a utility room with WC, providing both style and practicality. Upstairs, you will find three generous bedrooms and a family bathroom finished to a high standard.

Outside, the property boasts a lovely rear garden with a paved area and a lawn — ideal for outdoor living and entertaining.

This is an excellent opportunity to acquire a modern, spacious, and beautifully presented home in a sought-after location, offering stylish living and great value for money.

**BOOK YOUR VIEWING NOW!**

#### **CENTRAL HEATING**

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

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **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.

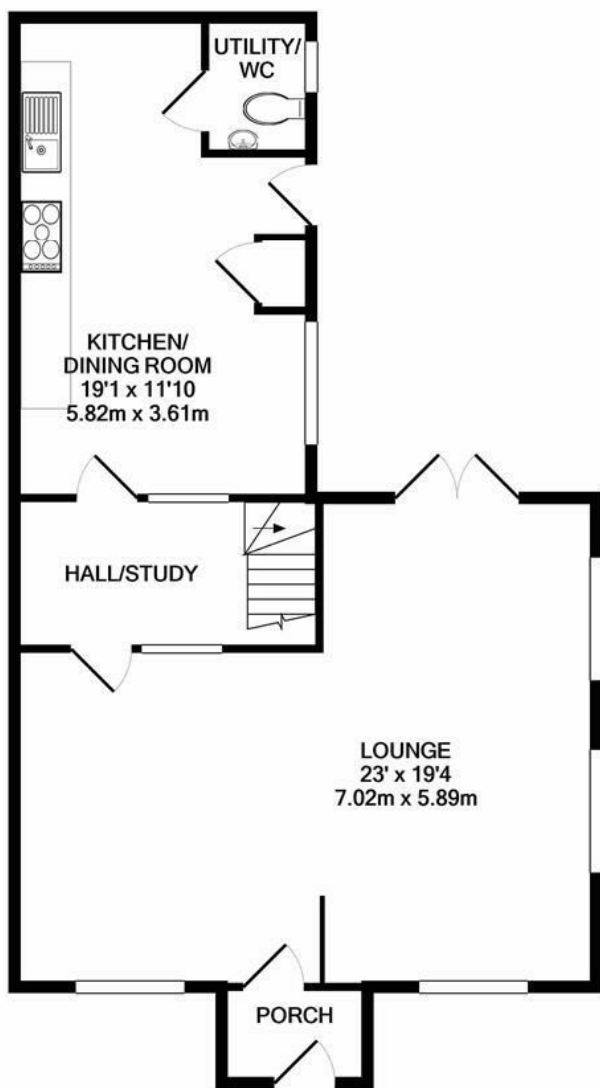
#### **COUNCIL TAX BAND**

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

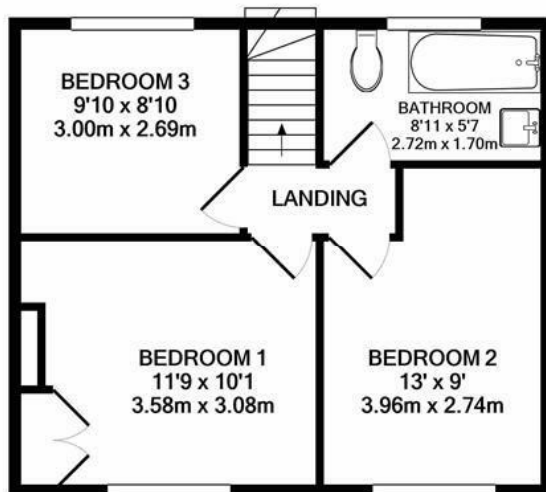
#### **TENURE**

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.



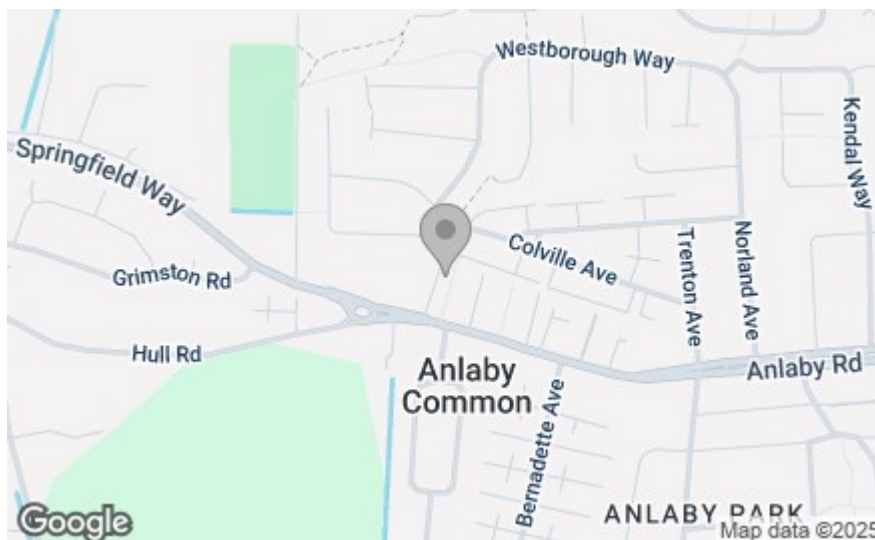
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1112 SQ.FT. (103.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2022



| 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 | 67      | 80        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |