SYMONDS + GREENHAM

Estate and Letting Agents









196 Hawthorn Avenue, Hull, HU3 5PY
Offers over £170,000

Symonds and Greenham are delighted to present this beautifully presented three bedroom end terraced home, situated on Hawthorn Avenue in the popular HU3 area of Hull. Offering spacious and stylish accommodation throughout, the property is ideally located for a range of local amenities, regular bus routes, Hull city centre and Hull Royal Infirmary.

Internally, the property welcomes you into a spacious entrance hall with a convenient downstairs WC. The lovely living room is a bright and inviting space, benefiting from windows to two aspects which allow an abundance of natural light to flow through. The modern, stylish kitchen is fitted with a range of units and integrated appliances, offering a practical and attractive space with direct access to the rear garden.

To the first floor are three generously sized bedrooms, all offering excellent proportions and versatility, alongside a family bathroom.

Outside, the property enjoys a good sized rear garden, predominantly laid to lawn with a patio area, providing a lovely space for outdoor dining, entertaining or relaxing during the warmer months. Gated access leads to the rear of the property, where there is the added benefit of an allocated parking space.

BOOK YOUR VIEWING NOW!

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.

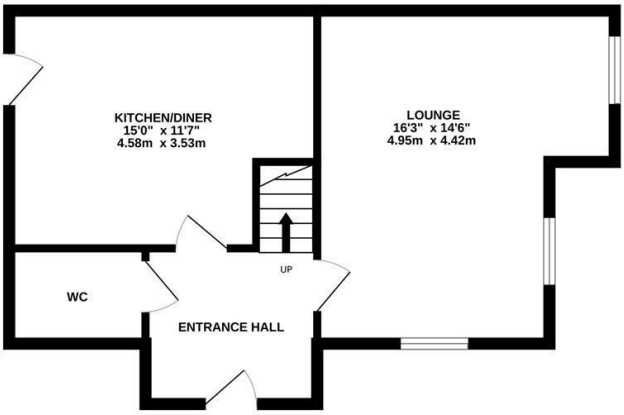
DOUBLE GLAZING
The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

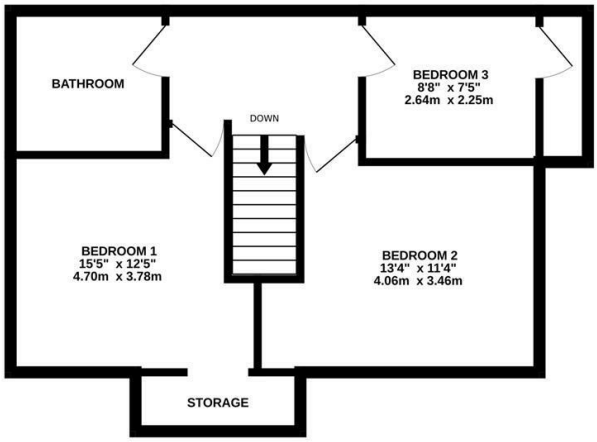
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

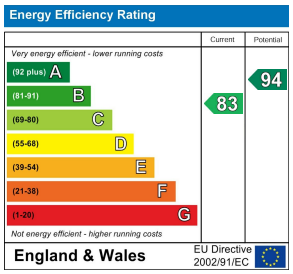


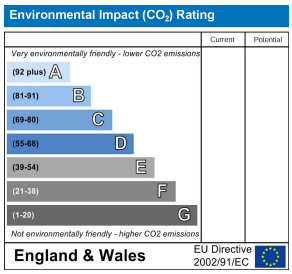
1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.

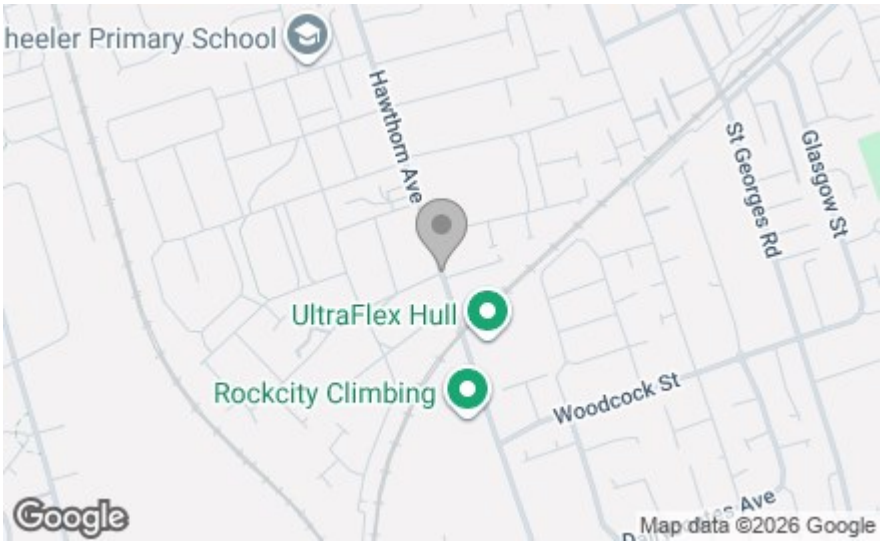


TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

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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