



**SYMONDS + GREENHAM**

Estate and Letting Agents



## 4 Foredyke Avenue, Hull, HU7 0DS Offers over £125,000

TWO DOUBLE BEDROOMS WITH DOUBLE-STOREY EXTENSION - SPACIOUS LOUNGE/DINER AND MODERN KITCHEN - GARAGE, ENCLOSED REAR GARDEN & EXCELLENT TRANSPORT LINKS

Welcome to this charming two-bedroom mid-terrace house located on Foredyke Avenue in Hull. Offering a fresh and modern living space for its new occupants.

As you enter, you are greeted by a welcoming hallway that leads to a spacious lounge/diner, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen is conveniently situated on the ground floor, providing easy access for daily living.

Moving to the first floor, you will find two generously sized double bedrooms, offering ample space for relaxation and rest. The shower bathroom is also located on this level, designed for both comfort and convenience. One of the standout features of this property is the double-storey extension, which enhances the living space and adds to the overall appeal. The rear of the house boasts an enclosed, low-maintenance garden, ideal for outdoor enjoyment without the hassle of extensive upkeep. Additionally, a garage is included, providing secure storage or parking options.

To the front, there is an enclosed yard, adding to the property's charm and providing a pleasant outdoor area. Situated just off Leads Road, this home benefits from proximity to various schools and excellent transport links, making it easy to navigate the city by bus or car.

This delightful property is perfect for first-time buyers, small families, or anyone seeking a comfortable and conveniently located home in Hull. Don't miss the opportunity to make this newly refurbished house your own.

## 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.

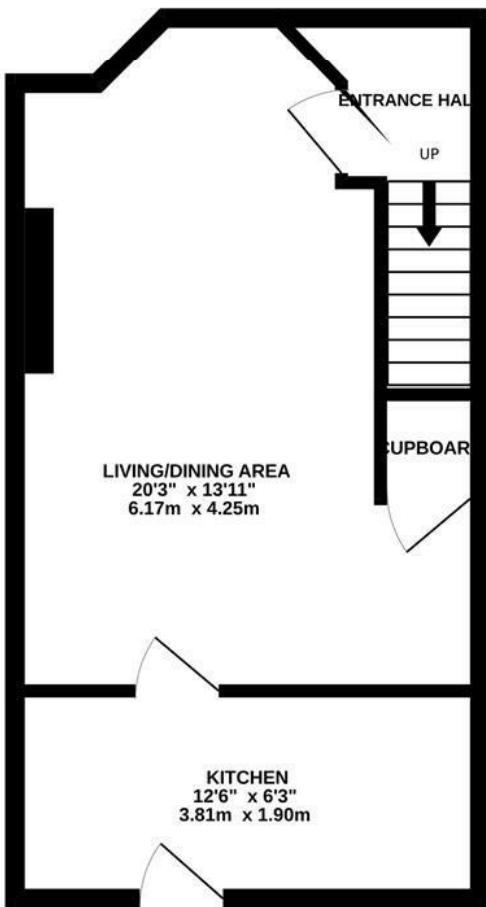
## TENURE

Symonds + Greenham have been informed that this property is Freehold

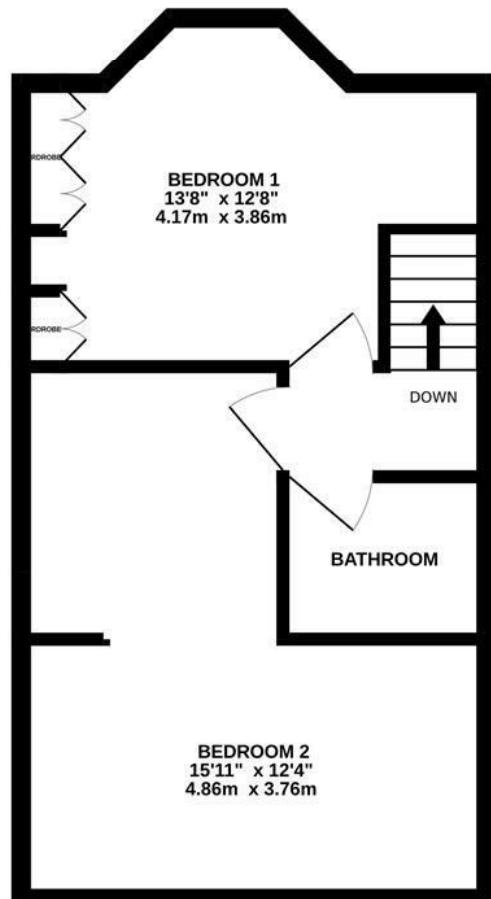
## VIEWINGS

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

## 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) A			
(81-91) B			
(69-80) C			
(59-68) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) 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		

