



SYMONDS + GREENHAM

Estate and Letting Agents



79 Strathmore Avenue, Hull, HU6 7HN Offers in the region of £180,000

SPACIOUS THREE BED SEMI - BEAUTIFUL FAMILY BATHROOM - PRIME LOCATION - CLOSE TO AMENITIES AND EXCELLENT SCHOOL CATCHMENT AREA - HUGE REAR GARDEN DUE TO BE NEWLY RE-LAWNED

Introducing this charming 3 bedroom semi detached property nestled on Strathmore Avenue. With its prime position in the cul-de-sac providing the distinct advantage of limited through traffic, this property ensures a quiet and safe environment for residents. Additionally, its convenient access to local amenities and excellent school catchment area enhances its appeal as an ideal family home.

Upon entering, you are greeted by a welcoming hallway leading to a cosy living room, a dining room, and a spacious kitchen complete with a pantry and a convenient low level w/c on the ground floor. Upstairs, three generously sized bedrooms and an impressive family bathroom offer ample space and comfort for the entire family.

Externally, the property features a generously sized rear garden with endless potential, currently in the process of being re-lawned, providing an ideal space for outdoor activities and relaxation. Furthermore, a garage with front and side drive offers convenient off street parking, adding to the property's appeal.

DON'T DELAY...BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and doors to living room and



W/C

with low level w/c and pedestal hand basin



LIVING ROOM

11'9 x 11'2 max (3.58m x 3.40m max)

a spacious living room with bay window leading to...



DINING AREA

10'9 x 9'3 max (3.28m x 2.82m max)

a good sized dining area



KITCHEN

16'7 x 10'0 max (5.05m x 3.05m max)

a recently installed kitchen with a range of eye and base level units with complementing work surfaces, floor to ceiling units, sink basin with drainer unit, integrated double oven, electric hob with overhead extractor fan, integrated wine cooler, plumbing for washing machine, space for fridge freezer and double doors to rear garden, with door to...



PANTRY

a good sized pantry with work bench

FIRST FLOOR

LANDING

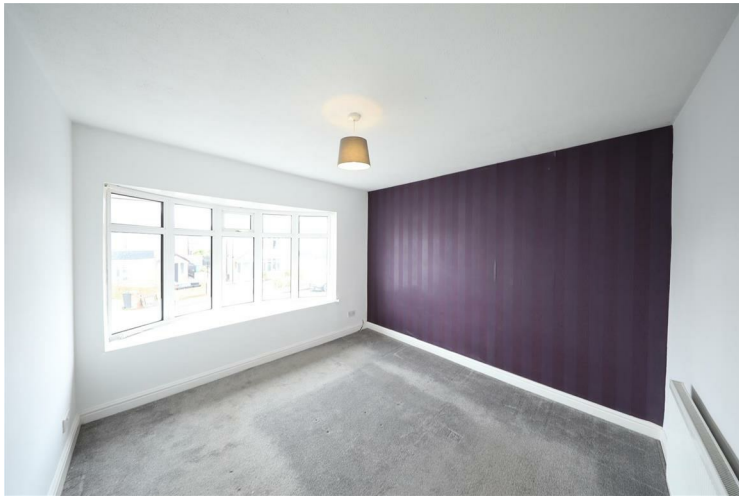
with doors to all bedrooms and bathroom



BEDROOM 1

11'1 x 10'7 max (3.38m x 3.23m max)

a spacious primary bedroom with bay window



BEDROOM 2

10'7 x 8'8 max (3.23m x 2.64m max)
another good sized double bedroom



BEDROOM 3

7'9 x 6'5 max (2.36m x 1.96m max)



BATHROOM

16'2 x 6'6 max (4.93m x 1.98m max)

a beautifully presented family bathroom with low level w/c, two sink basins with vanity units, double walk in shower, heated towel rail and free standing clawfoot bath, with tiles to splash back areas



OUTSIDE

The property benefits from a spacious rear garden with two raised decking areas, lawn area, block paved patio, brick built BBQ, enclosed by garage and timber fencing.

To the front, the property benefits from block paved front and side drive, providing off street parking for 3 vehicles.



GARAGE

with power supply

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" (change as needed).

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.

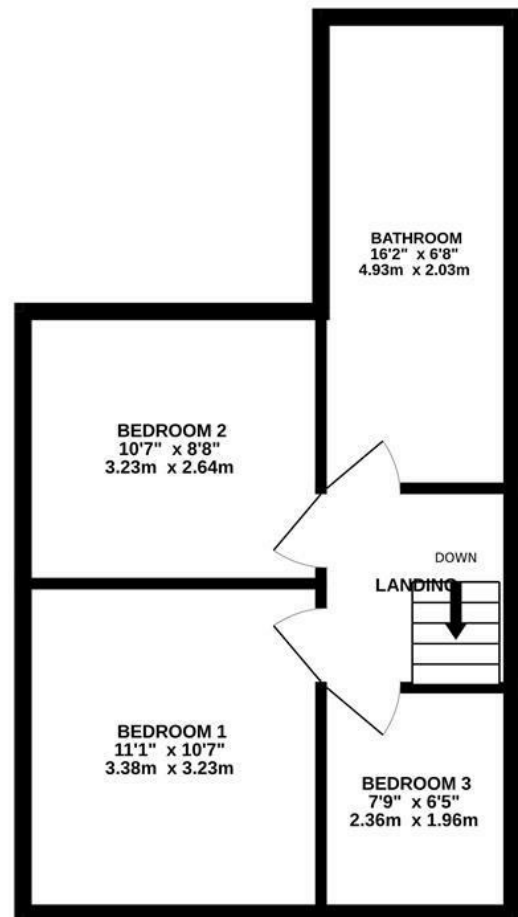
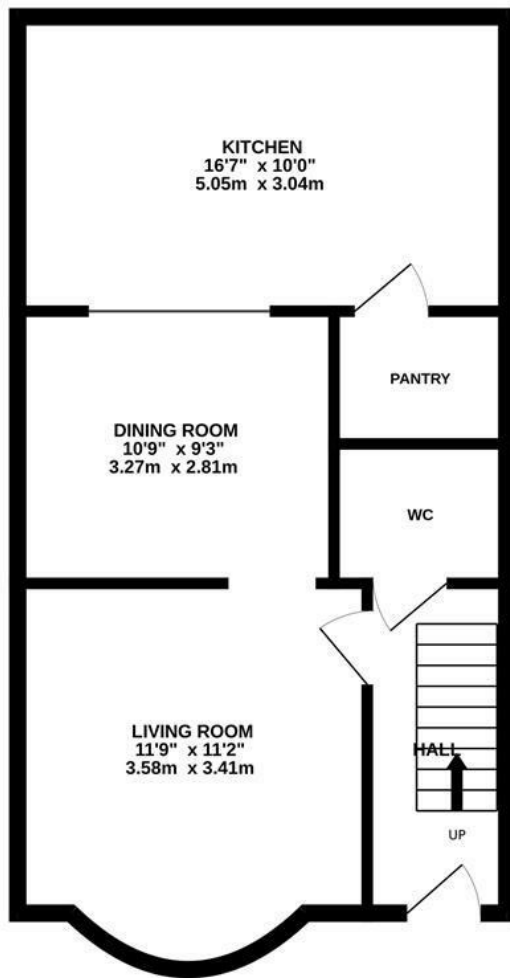
TENURE

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

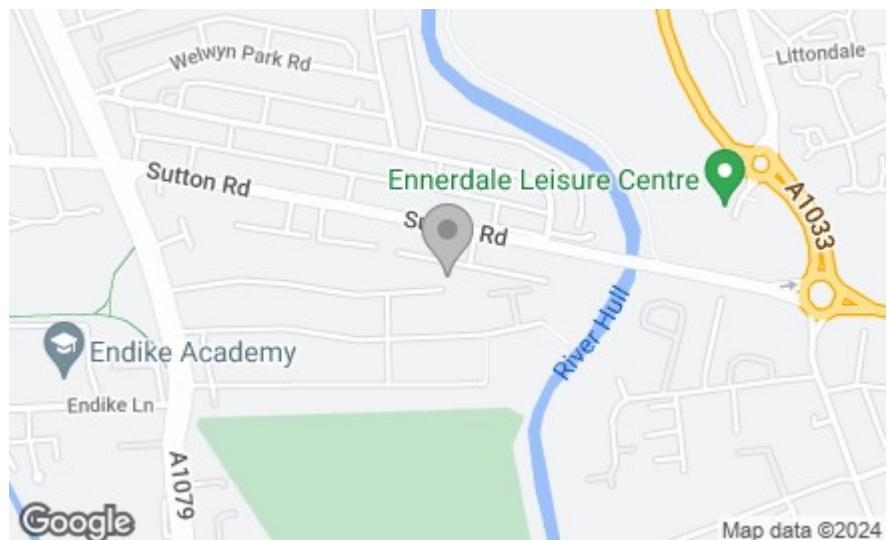
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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



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			84
(81-91) B			
(69-80) C			64
(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			
(02 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	