



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **18 Milner Avenue, Hull, HU12 8FY**

### **£350,000**

SENSATIONAL FOUR BED DETACHED - IDEAL FAMILY HOME - STYLISHLY PRESENTED THROUGHOUT - QUIET, RESIDENTIAL LOCATION - GARAGE AND OFF STREET PARKING - SPACIOUS REAR GARDEN - SEMI RURAL LOCATION

Set on Milner Avenue in the sought after village of Preston, this impressive four bedroom detached property occupies a quiet residential position and offers an ideal setting for family life. Stylishly presented throughout and truly move in ready, the home combines modern living with a peaceful, semi rural lifestyle, while remaining close to village amenities and surrounded by fantastic countryside walks and scenic surroundings. The accommodation begins with a welcoming entrance hall leading into a spacious living room, providing a comfortable and relaxing space. To the rear is a stylish kitchen diner, thoughtfully designed as the heart of the home and ideal for both everyday family living and entertaining. A separate utility room and convenient ground floor WC complete the downstairs layout.

To the first floor are four excellent sized bedrooms, including a generous primary bedroom with a stylish en suite shower room, along with a fantastic family bathroom finished to a high standard. Externally, the property boasts a superb lawned rear garden with a paved patio, perfect for outdoor dining and relaxation. To the front is a private drive providing off street parking and access to the garage. A wonderful family home in a peaceful village setting, ready to be enjoyed from day one.

**BOOK YOUR VIEWING NOW!**

This property is Freehold.

### **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 D.

### **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.

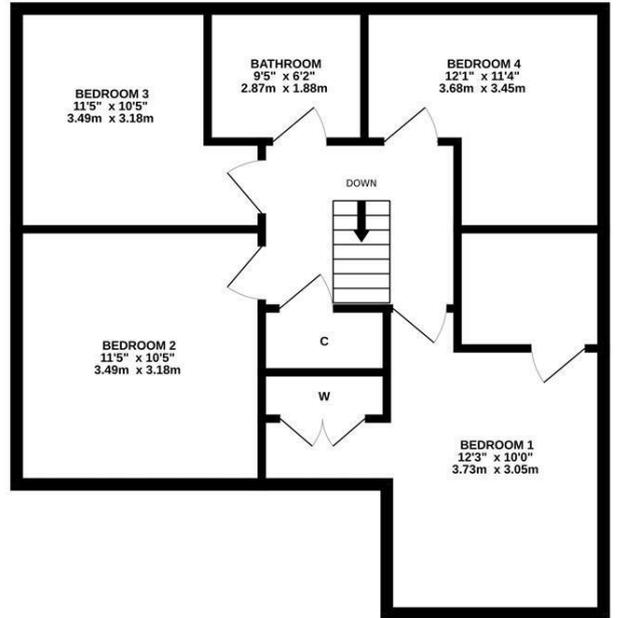
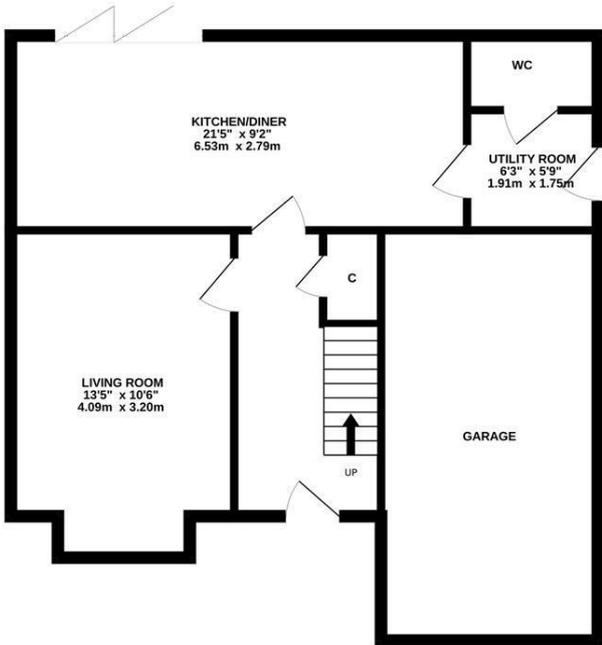
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

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

GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR  
674 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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Energy Efficiency Rating	
Current	Potential
84	93

Very energy efficient - lower 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

England & Wales EU Directive 2002/91/EC

