



SYMONDS + GREENHAM

Estate and Letting Agents



55 Barrington Avenue, Hull, HU5 4AZ

£170,000

GUIDE PRICE £170,000 - £180,000

Welcome to Barrington Avenue, HU5! This charming three-bedroom terraced home is an ideal haven for first-time buyers or small families. Boasting a generous rear garden with a convenient garage, it's perfect for outdoor gatherings or relaxation. The open-plan kitchen/diner/utility area offers versatility and modern functionality, while the sleek kitchen and bathroom add contemporary flair. Upstairs, three well-appointed bedrooms and a family bathroom provide ample space for rest and relaxation. Retreat to the cosy separate lounge for quiet evenings or entertaining guests. With its blend of modern comforts and practical features, this home on Barrington Avenue offers a warm and inviting atmosphere, making it a delightful place to call your own.

DON'T MISS OUT....BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor



LOUNGE

11'2 max x 12'2 max (3.40m max x 3.71m max)

A cosy reception room with bay window and gas fire place



OPEN PLAN KITCHEN/LIVING SPACE



SITTING ROOM

15'9 max x 10'1 max (4.80m max x 3.07m max)



KITCHEN/DINER

8'5 max x 11'1 max (2.57m max x 3.38m max)

with a range of eye level and base level units with complementing work surfaces, integrated dishwasher, electric oven, gas hob with overhead extractor fan and ceramic sink and drainer unit,



UTILITY AREA

with plumbing for washing machine, space for tumble dryer, space for fridge freezer and door to the rear garden



FIRST FLOOR

LANDING



BEDROOM ONE

10'4 max x 12'2 max (3.15m max x 3.71m max)

an excellent sized double bedroom with fitted wardrobes and bay window



BATHROOM

6'3 max x 6'0 max (1.91m max x 1.83m max)

A bright bathroom with low level WC, vanity hand basin unit, heated towel rail, panelled bath with overhead shower attachment and tiles from floor to ceiling



BEDROOM TWO

10'3 max x 10'3 max (3.12m max x 3.12m max)

A second good sized double bedroom with views of the rear garden



OUTSIDE



BEDROOM THREE

6'4 max x 8'4 max (1.93m max x 2.54m max)



CENTRAL HEATING

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

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.

COUNCIL TAX BAND

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

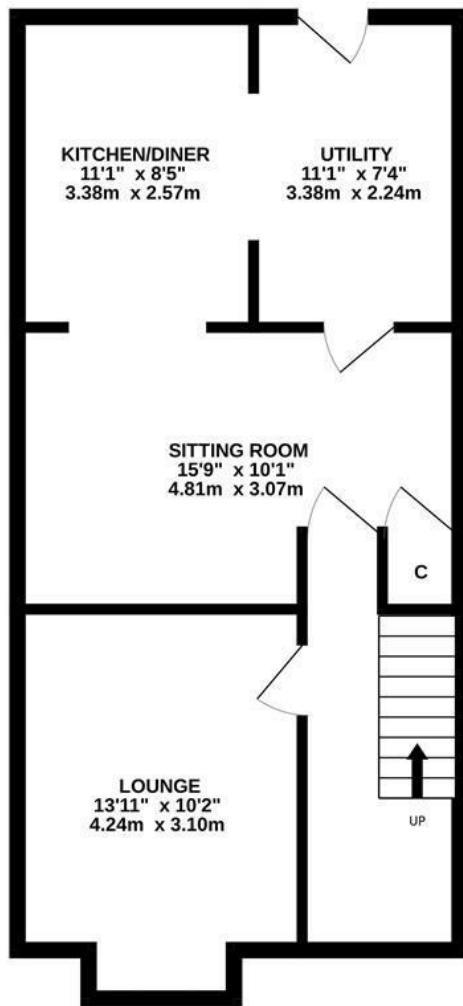
VIEWINGS

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

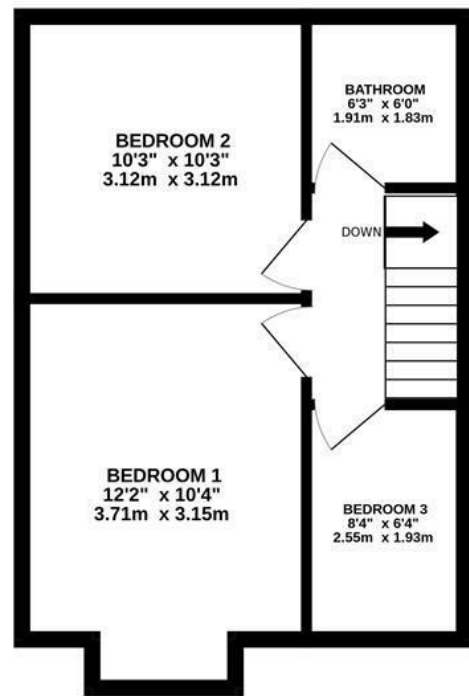
DISCLAIMER

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.


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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			65
(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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	