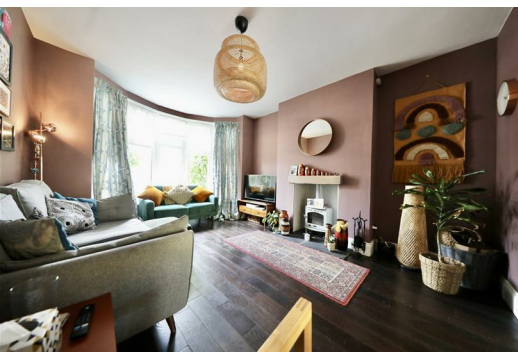




SYMONDS + GREENHAM

Estate and Letting Agents



9 Claremont Avenue, Hull, HU6 7ND

£180,000

THREE WELL-PROPORTIONED BEDROOMS AND TWO RECEPTION ROOMS - OPEN-PLAN LIVING WITH LOG BURNER AND MODERN KITCHEN - FRONT AND REAR GARDENS

Nestled on Claremont Avenue, Hull is a charming three-bedroom mid-terrace home that presents an exceptional opportunity for families seeking a well-presented home in a popular area. This delightful property is move-in ready, allowing you to settle in without delay.

As you enter, you are welcomed by a spacious open-plan living area that seamlessly flows into the kitchen, creating an inviting space for family gatherings and entertaining guests. The lounge features a cosy log burner, perfect for those chilly evenings, adding a touch of warmth and character to the home.

The property boasts two reception rooms, providing ample space for relaxation and leisure. The three well-proportioned bedrooms offer comfortable accommodation for family members or guests, while the bathroom is conveniently located to serve the household's needs.

Outside, you will find both front and rear gardens, ideal for enjoying the fresh air or for children to play, a valuable asset in this sought-after location. Claremont Avenue is not only a beautiful home but also a gateway to the nearby Oak Road playing fields, perfect for outdoor activities and family outings. This property is a true credit to its current owners, showcasing a harmonious blend of comfort and practicality in a delightful setting. Do not miss the chance to make this wonderful house your new family home.

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 "B"

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.

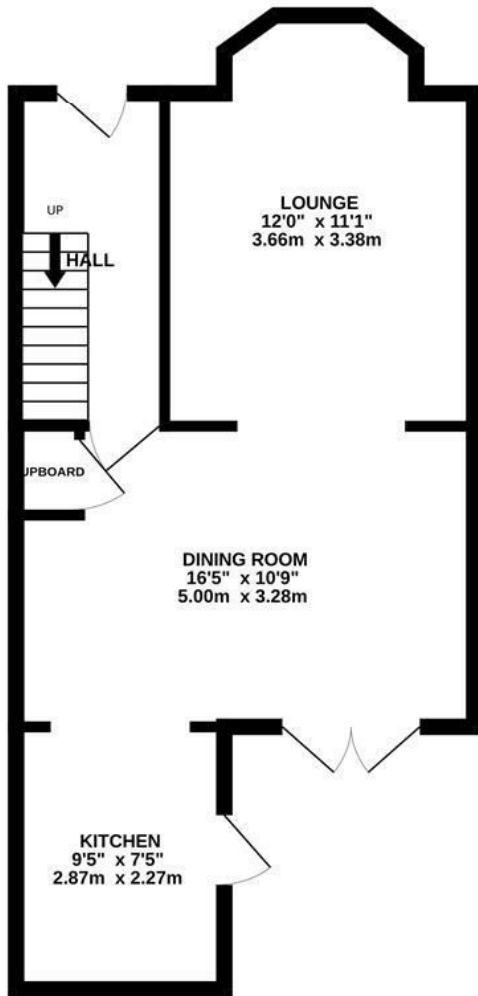
TENURE

Symonds + Greenham have been informed that this property is Freehold

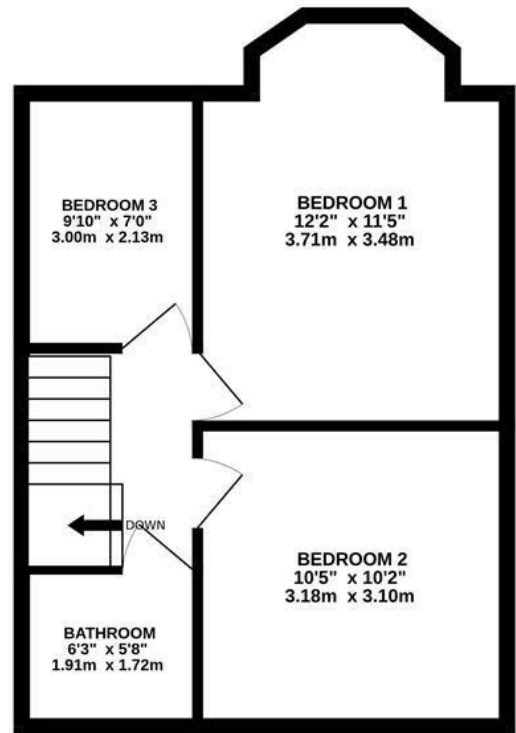
VIEWINGS

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

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

