



SYMONDS + GREENHAM

Estate and Letting Agents



7 Woodcroft Avenue, Hull, East Yorkshire HU6 8LH

Offers in excess of £130,000

OUTSTANDING THREE BEDROOM HOME - LARGE MODERN KITCHEN - RECENTLY UPDATED - BOARDED LOFT SPACE

Symonds and Greenham are delighted to bring to the market this fantastic three bedroom family home. Situated on Woodcroft Avenue off Inglemire Lane, this property is perfectly located for well-regarded schools, local amenities, cafes, bars and restaurants. This home has been recently decorated to a high standard and briefly comprises of a living room and a modern kitchen downstairs, three well proportioned bedrooms and a family bathroom upstairs and an boarded loft space to top it all off. Outside you will find a generous rear garden which is very low maintenance and a garage that benefits from electric. This property would be ideal for First Time Buyers, young families or Buy to Let investors.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

HALLWAY

LIVING ROOM

11'06 x 13'00 max (3.51m x 3.96m max)

Fantastic family room with a bay window and a door leading to the kitchen.

KITCHEN

16'01 x 10'02 max (4.90m x 3.10m max)

With a range of eye level and base level units and complimenting work surfaces, a stainless steel sink and drainer unit, an integrated oven with overhead extractor fan, plumbing for a washing machine and space for fridge freezer. With a door leading to the garden.

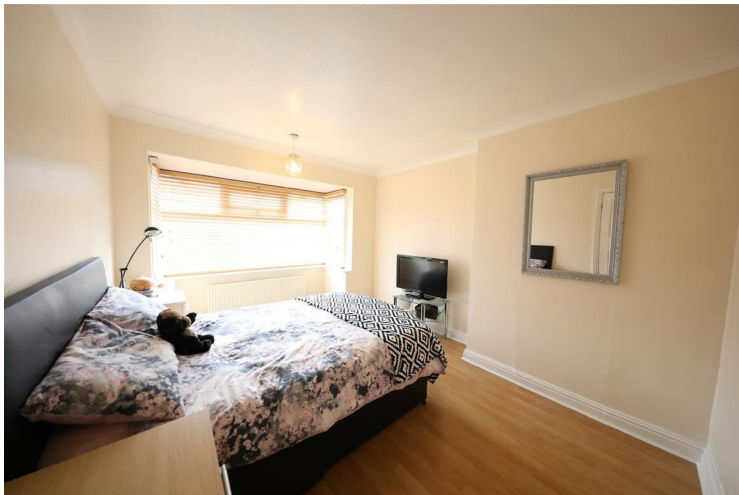


FIRST FLOOR

BEDROOM 1

11'05 x 10'04 max (3.48m x 3.15m max)

A lovely double bedroom with a bay window.



BEDROOM 2

10'02 x 10'04 max (3.10m x 3.15m max)

Another excellent double bedroom.



BEDROOM 3

5'06 x 6'09 max (1.68m x 2.06m max)



BATHROOM

With floor to ceiling tiles, a heated towel rail, a pedestal sink, a panelled bath with overhead shower attachment and a low level WC.



LOFT SPACE

14'06 x 8'10 max (4.42m x 2.69m max)

Loft space not done to building regulation.



OUTSIDE

The garden has a patio area and gravelled area with a garage at the bottom which has electricity.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

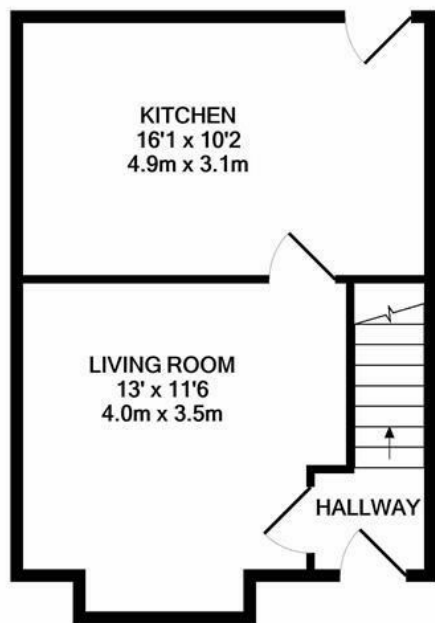
The property has the benefit of double glazing.

DISCLAIMER

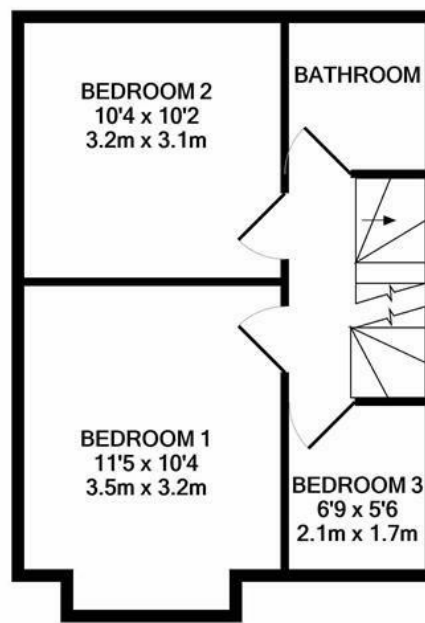
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



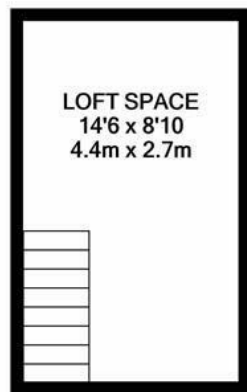
GROUND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 848 SQ.FT. (78.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
APPROX. FLOOR
AREA 128 SQ.FT.
(11.9 SQ.M.)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

