



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **6 Bradford Avenue, Hull, East Yorkshire HU9 4NH**

### **Offers over £110,000**

**STUNNING MID-TERRACED HOME - NO ONWARDS CHAIN - RECENTLY REFURBISHED AND REDECORATED - THREE BEDS PLUS LOFT SPACE**

This mid-terraced home is located on Greatfield in East Hull, close to well regarded schools and a host of local amenities including a super-market, a gym and a bakery. The property is ready to move into and offers ample living space making it perfect for both families and first time buyers. The property has been refurbished by the current owner and the property boasts an open plan living room leading through to the gorgeous modern kitchen, three well decorated first floor bedrooms, a stunning family bathroom, a converted loft space (not to regs), off-street parking to the front and a generous garden to the rear.

**DON'T MISS OUT ON THIS FANTASTIC HOME...BOOK YOUR VIEWING ASAP!!**



## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor and door to...

### LIVING ROOM

14'11 max x 11'6 max (4.55m max x 3.51m max)

With under-stairs cupboard (with plumbing for washing machine) and Open Plan walkway through to...



### KITCHEN

14'10 max x 8'1 max (4.52m max x 2.46m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, electric cooker, induction hob with overhead extractor fan, plumbing for dishwasher, space for fridge-freezer and door to rear garden.



## FIRST FLOOR

### BEDROOM 1

14'3 max x 9'9 max (4.34m max x 2.97m max)

With storage cupboard



### BEDROOM 2

9'9 max x 8'10 max (2.97m max x 2.69m max)

With storage cupboards



### BEDROOM 3

11' max x 6'10 max (3.35m max x 2.08m max)

With stairs to 2nd floor



### BATHROOM

7'8 max x 5'5 max (2.34m max x 1.65m max)

With low-level WC, vanity hand basin, panelled bath with overhead shower attachment, heated towel rail, floor to ceiling tiles.



## SECOND FLOOR

### LOFT SPACE

16'4 max x 14'8 max (4.98m max x 4.47m max)

DISCLAIMER - THIS LOFT SPACE DOES NOT HAVE BUILDING REGULATIONS APPROVAL



### OUTSIDE

The front of the property is laid with gravel providing off street parking.

The rear garden is mainly laid to lawn with a paved patio area and a brick outhouse



### CENTRAL HEATING

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

### DOUBLE GLAZING

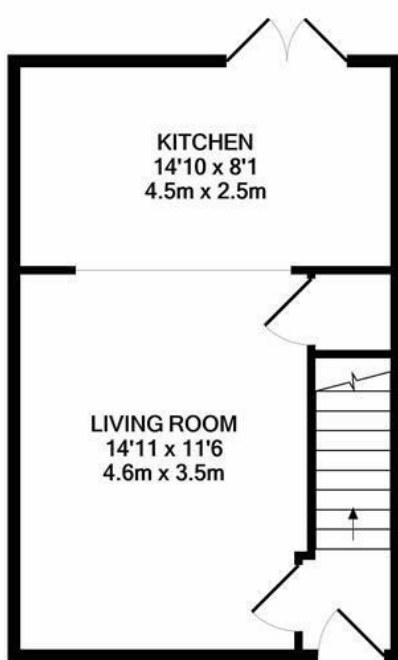
The property has the benefit of double glazing.

### DISCLAIMER

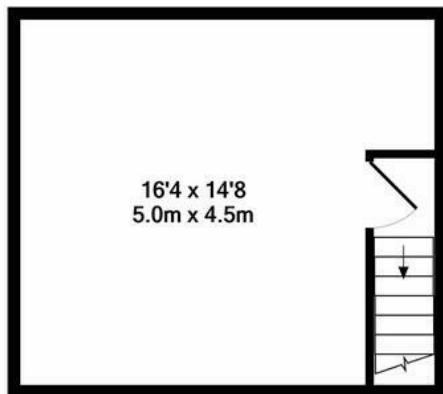
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

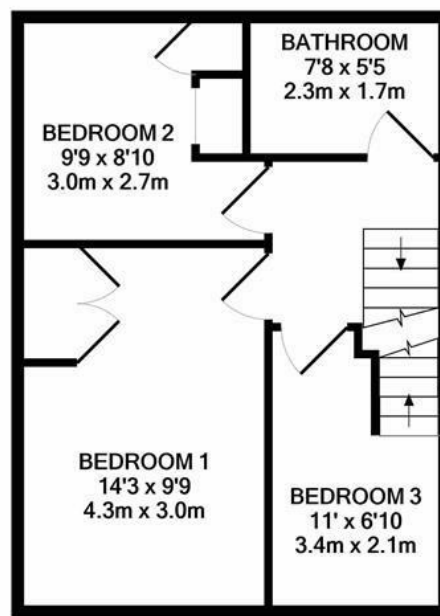
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 342 SQ.FT.  
(31.7 SQ.M.)



LOFT SPACE  
APPROX. FLOOR  
AREA 242 SQ.FT.  
(22.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 964 SQ.FT. (89.6 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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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		73	87
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

