



SYMONDS + GREENHAM

Estate and Letting Agents



5 Carrington Avenue De La Pole Avenue, Hull, Yorkshire HU3 6RU **Offers in excess of £65,000**

ATTENTION INVESTORS AND FIRST TIME BUYERS - FANTASTIC VALUE FOR MONEY - IDEAL LOCATION

Symonds and Greenham are delighted to bring to the market this fantastic two bed property. Situated just off De La Pole Avenue, this property is close to well regarded schools, amenities, cafes, bars and restaurants. It also has fantastic transport links to Hull city centre. The property comprises of a living room, a kitchen and a family bathroom downstairs, while upstairs offers two generous bedrooms. The property is ideal for a first time buyer or a buy to let investor due to it's location and fantastic value for money.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

13'10 x 13'11 max (4.22m x 4.24m max)

With door leading to...



KITCHEN

13'11 x 9'05 max (4.24m x 2.87m max)

With a range of eye level and base level units and complimenting work surfaces, a stainless steel sink and drainer unit, space for a fridge freezer and space for a free standing oven.



BATHROOM

9'06 x 6'06 max (2.90m x 1.98m max)

With a low level WC, pedestal sink, panelled bath and tiles to splash back areas.



FIRST FLOOR

MAIN BEDROOM

12'05 x 13'10 max (3.78m x 4.22m max)

A lovely double bedroom.



BEDROOM 2

10'11 x 11'00 (3.33m x 3.35m)



OUTSIDE

This house benefits from a paved courtyard to the rear.



CENTRAL HEATING

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

DOUBLE GLAZING

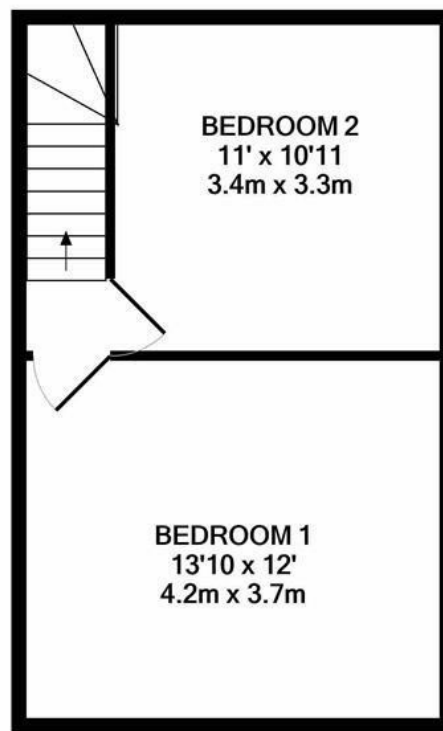
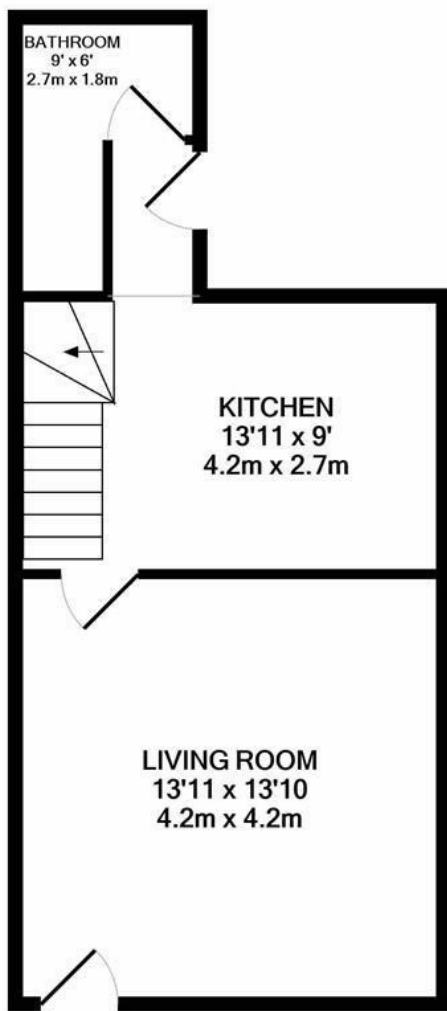
The property has the benefit of double glazing.

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.



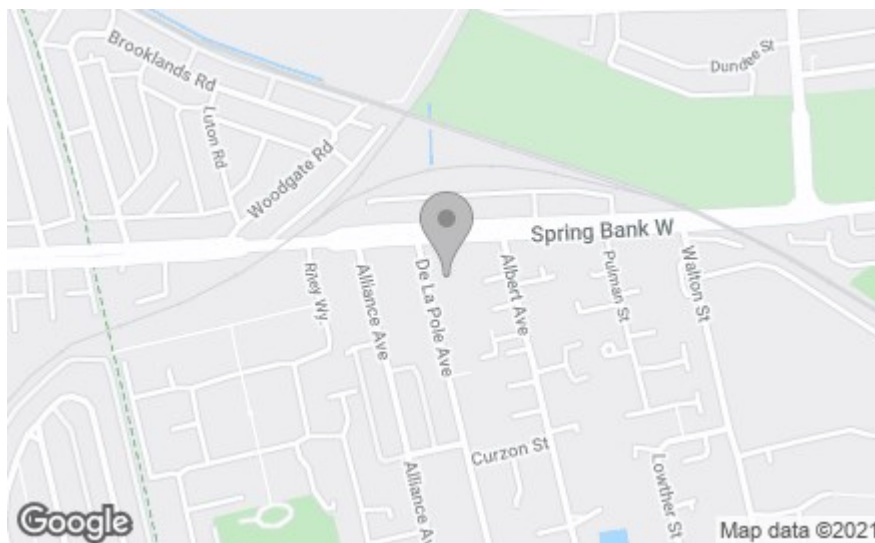
1ST FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)


GROUND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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	
(92 plus) A	84
(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	
48	
England & Wales	
EU Directive 2002/91/EC	