



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **164 21st Avenue, Hull, East Yorkshire HU6 8HR**

### **Offers over £90,000**

**WONDERFUL SEMI DETACHED HOME BENEFITING FROM OFF-STREET PARKING, FRONT AND REAR GARDENS, CONSERVATORY AND THREE DOUBLE BEDROOMS!**

This delightful semi detached home would be perfect for a family but could equally suit a first time buyer. The property is situated close to well regarded schools and local amenities and is only a short drive from both Hull city centre and Kingswood retail park which is home to a super-market, a cinema and a range of retail outlets. The property is well decorated throughout and briefly comprises entrance porch, living room, kitchen, three double bedrooms, a family bathroom, convenient utility room, conservatory, off-street parking to the front with a side drive and a generous garden to the front and rear.

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



## GROUND FLOOR

### PORCH

With door to the...

### LIVING ROOM

18'3 max x 12'10 max (5.56m max x 3.91m max )

The spacious living room with stairs to the first floor, a window, electric fireplace, door to the kitchen and door to the...



### BATHROOM

6'4 max x 6'0 max (1.93m max x 1.83m max )

With low-level WC, pedestal handbasin, heated towel rail, panelled bath with shower attachment and tiles from floor to ceiling



### KITCHEN

11'2 max x 8'9 max (3.40m max x 2.67m max )

With a range of eye level and base level units with complimentary work surfaces, integrated dishwasher, space for fridge freezer, electric oven, gas hob with overhead extractor fan, stainless steel sink and draining unit and door to their...



### UTILITY ROOM

6'4 max x 4'9 max (1.93m max x 1.45m max )

With plumbing for washing machine, space for tumble dryer and door to their...

### CONSERVATORY

10'7 max x 8'3 max (3.23m max x 2.51m max )

A large, bright conservatory with door to the rear garden



## FIRST FLOOR

### BEDROOM ONE

14'10 max x 10'6 max (4.52m max x 3.20m max )

An excellent size double bedroom with over-stairs storage cupboard and fitted wardrobes



### BEDROOM TWO

9'1 max x 11'8 max (2.77m max x 3.56m max )

A second good size double bedroom



### BEDROOM THREE

8'9 max x 7'9 max (2.67m max x 2.36m max )



### OUTSIDE

The property stands on a corner position, the front garden is lawned with fencing on the perimeters, private block-paved drive area provides good vehicular parking and side area. To the rear there is a low maintenance fenced in paved garden with pond and two sheds.



### CENTRAL HEATING

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

### DOUBLE GLAZING

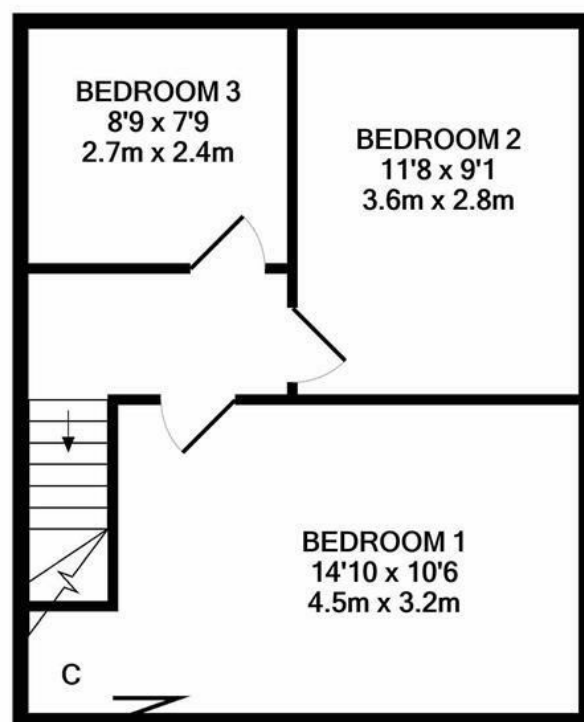
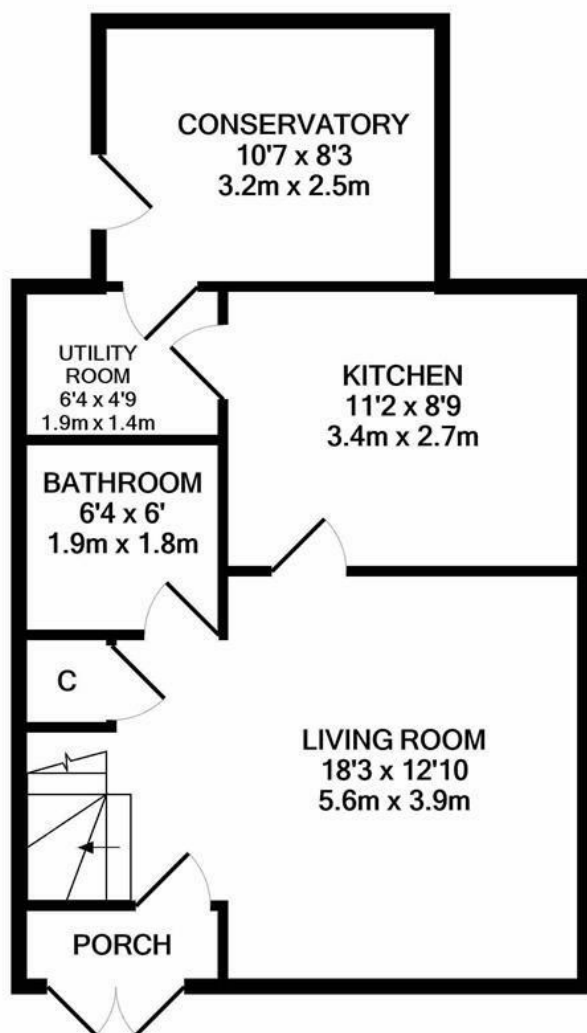
The property has the benefit of double glazing.

### 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.



**TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

