



SYMONDS + GREENHAM

Estate and Letting Agents



160 Kenilworth Avenue, Hull, East Yorkshire HU5 4BJ **Offers in excess of £160,000**

OUTSTANDING THREE BED END OF TERRACE - PERFECT FOR FIRST TIME BUYERS - CLOSE TO WELL-REGARDED SCHOOLS - DOUBLE GARAGE TO THE REAR

Symonds and Greenham are delighted to bring to the market this lovely three bed end of terrace property. Situated on the ever-popular Kenilworth Avenue off Bricknell Avenue, this property is ideally located for a host of local amenities, well-regarded schools, cafes, bars and restaurants. Internally this home is bright and spacious throughout, the lounge and dining room offer excellent recreation space and the kitchen is both charming and modern. Upstairs offers three generous bedrooms and a family bathroom. The pièce de résistance however is found outside, the westerly facing rear garden!

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

HALLWAY



LOUNGE

13 x 12 max (3.96m x 3.66m max)

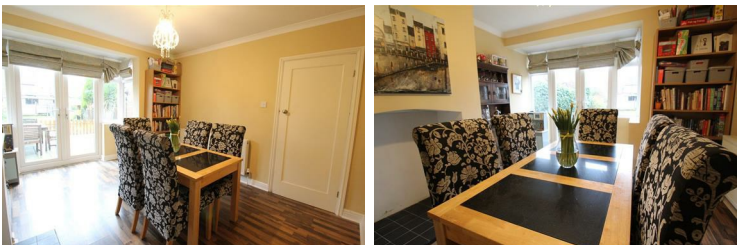
A fantastic family room with a bay window and a fire place.



DINING ROOM

13'10 x 11'2 max (4.22m x 3.40m max)

Another fantastic reception room with excellent natural light and french doors leading to the garden.



KITCHEN

16'1 x 6'4 max (4.90m x 1.93m max)

With a range of eye level and base level units and complimenting work surfaces, plumbing for washing machine, space for tumble dryer, space for fridge freezer, space for electric oven with overhead extractor fan, stainless steel sink and drainer unit and tiles to splash back area.



FIRST FLOOR

BEDROOM 1

13 x 11'3 max (3.96m x 3.43m max)

A double bedroom with plenty of storage space.



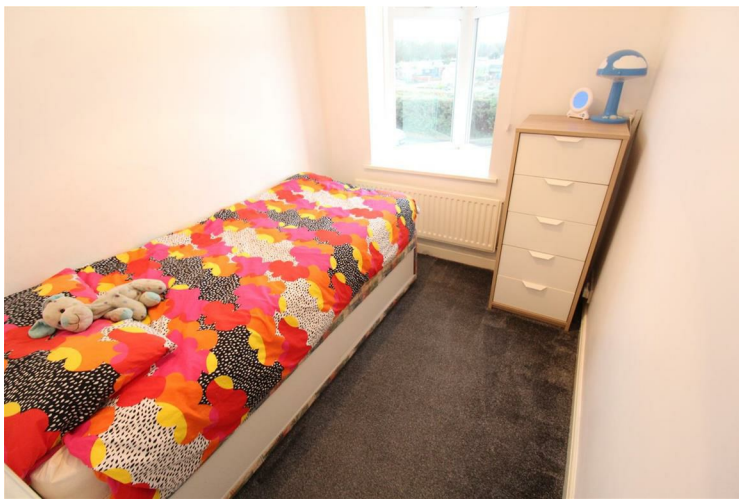
BEDROOM 2

11'4 x 9'11 max (3.45m x 3.02m max)



BEDROOM 3

7'4 x 6'5 max (2.24m x 1.96m max)



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.

BATHROOM

7'8 x 5'9 max (2.34m x 1.75m max)

Floor to ceiling tiles, low level WC, a hand basin, a tiled bath with overhead shower unit and a heated towel rail.



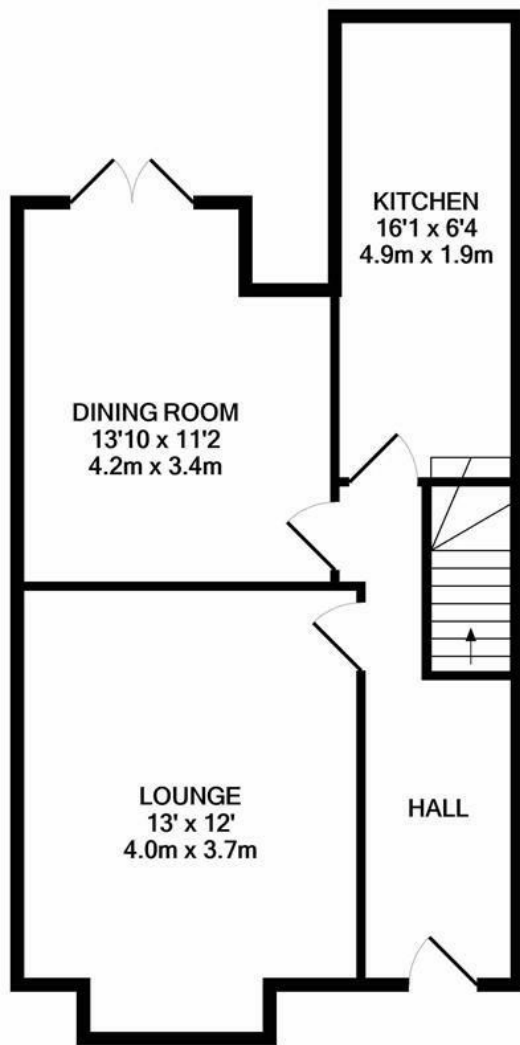
OUTSIDE

The westerly facing garden is mainly laid to lawn with a patio area and a fantastic double garage providing off street parking and great storage space.

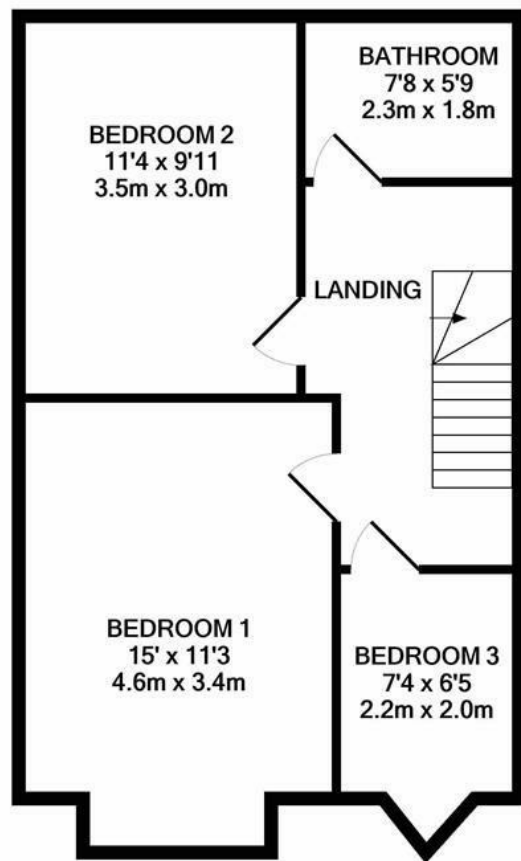


CENTRAL HEATING

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



GROUND FLOOR
APPROX. FLOOR AREA
531 SQ.FT.
(49.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA
501 SQ.FT.
(46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1032 SQ.FT. (95.8 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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Energy Efficiency Rating	
Current	Potential
	86
65	

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
	A
D	

Very environmentally friendly - lower CO2 emissions

Not environmentally friendly - higher CO2 emissions

England & Wales EU Directive 2002/91/EC

