



SYMONDS + GREENHAM

Estate and Letting Agents



160 Bricknell Avenue, Hull, East Yorkshire HU5 4QQ

Offers in excess of £150,000

OUTSTANDING THREE BEDROOM FAMILY HOME - POPULAR LOCATION - PERFECT FOR FIRST TIME BUYERS

Symonds and Greenham are delighted to bring to the market this lovely three bedroom family home. Situated on the ever-popular Bricknell Avenue, this property is ideally located for well-regarded schools, a host of amenities, cafes, bars and restaurants. Inside you will immediately feel at home. The lounge diner is bright and open plan eventually leading to a charming kitchen. Upstairs makes exceptional use of the space on offer, every bedroom has space in abundance and the modern family bathroom is recently been fitted. The garden does not disappoint either, offering a patio, a lawned area and a garage at the bottom.

PROPERTIES IN THIS AREA DO NOT STICK AROUND, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

HALLWAY

LOUNGE

10'09 x 11'03 max (3.28m x 3.43m max)

A lovely family room benefitting from excellent natural light and opening out into the dining room.



DINING ROOM

10'09 x 17'01 max (3.28m x 5.21m max)

Another bright and open family room with doors leading to the garden and to the kitchen.



KITCHEN

13'11 x 6'04 max (4.24m x 1.93m max)

With a range of eye level and base level units and complimenting work surfaces, floor to ceiling tiles, stainless steel sink and drainer unit, integrated fridge freezer, plumbing for washing machine and space for a tumble dryer. With door leading outside.



FIRST FLOOR

BEDROOM 1

17'01 x 11'04 max (5.21m x 3.45m max)

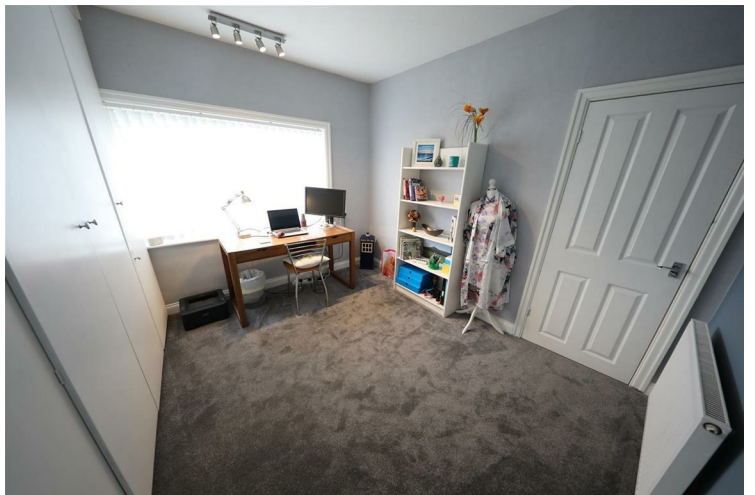
A fantastic double bedroom opening through to a dressing room.



BEDROOM 2

10'09 x 8'06 max (3.28m x 2.59m max)

Another lovely double bedroom.



BEDROOM 3

15'01 x 13'08 max (4.60m x 4.17m max)

An incredible loft room with unbelievable space and natural light.



BATHROOM

With a low level WC, a pedestal sink and hand basin, tiles to splash back area and a panelled bath with overhead shower attachment.



OUTSIDE

To the rear is a generous garden that is mainly laid to lawn and at the bottom is a large garage.

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.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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		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	

