



SYMONDS + GREENHAM

Estate and Letting Agents



327 Bricknell Avenue, Hull, East Yorkshire HU5 4TJ

£140,000

GORGEOUS FAMILY HOME - POPULAR LOCATION - THREE DOUBLE BEDROOMS

This mid-terraced home is situated on the ever-popular Bricknell Avenue, ideally located for well-regarded schools, a host of amenities, cafes, bars and restaurants. The property would be perfect for a family but could also be suitable for a first time buyer. The property benefits from a generous rear garden and a garage providing off-street parking and internally the property boasts a well decorated open plan lounge leading through to the dining room, a modern kitchen, a lovely conservatory and a convenient downstairs WC to the ground floor, while to the first floor are three double bedrooms, a family bathroom and a separate upstairs WC.

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

GROUND FLOOR

PORCH

with door to...

ENTRANCE HALL

with stairs to first floor, door to lounge and door to...

DOWNSTAIRS WC

With low-level WC and handbasin

LOUNGE

13'1 max x 11'3 max (3.99m max x 3.43m max)

With electric fire



DINING ROOM

9'5 max x 7'8 max (2.87m max x 2.34m max)

With French patio doors to conservatory

KITCHEN

8'6 max x 7'5 max (2.59m max x 2.26m max)

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



CONSERVATORY

8'6 max x 8'2 max (2.59m max x 2.49m max)

With French patio doors to rear garden



FIRST FLOOR

BEDROOM 1

11'11 max x 11'5 max (3.63m max x 3.48m max)



BEDROOM 2

11'11 max x 7'8 max (3.63m max x 2.34m max)

With storage cupboard



BEDROOM 3

8'10 max x 8'2 max (2.69m max x 2.49m max)

With storage cupboard



BATHROOM

With pedestal handbasin, panelled bath with overhead shower, floor to ceiling tiles



UPSTAIRS WC

With low-level WC and handbasin

OUTSIDE

The front garden is mainly laid with pebbles.

The rear garden is mainly laid with pebbles with two brick outhouses with power supply and a garage with power supply and vehicle access by the rear square.



CENTRAL HEATING

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

DOUBLE GLAZING

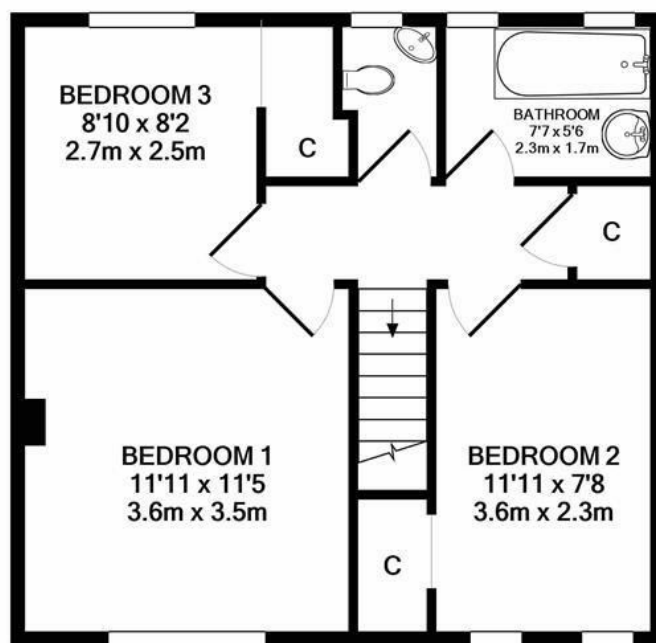
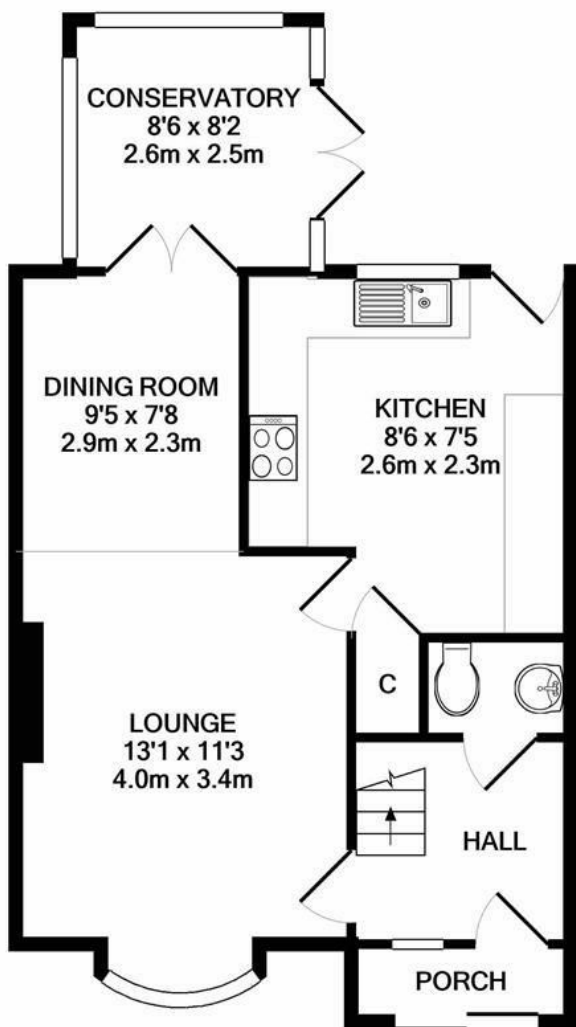
The property has the benefit of double glazing.

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.



TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.0 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		66	73
		EU Directive 2002/91/EC	

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