



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **17 Hayburn Avenue, Hull, East Yorkshire HU5 4NB**

### **£160,000**

**FAMILY HOME REFURBISHED TO AN EXCEPTIONAL STANDARD INCLUDING BRAND NEW KITCHEN AND BATHROOM!**

This mid-terraced property has been refurbished and re-decorated by its current owner to a very high standard. The property is located on Hayburn Avenue close to well regarded schools and local amenities with good transport links to Hull city centre. The property would ideally suit a family but would also be suitable for a first time buyer. The property benefits from gardens to the front and rear as well as an off-street parking space to the rear. The property had recently had a full electrical rewire and internally boasts a stunning living room, a gorgeous dining room and a brand new modern kitchen to the ground floor. Two double bedrooms, a single third bedroom and a brand new stylish family bathroom to the first floor.

**DON'T HESITATE TO BOOK A VIEWING ON THIS BEAUTIFUL FAMILY HOME...CALL NOW!**



## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor, under stairs cupboard, door to dining room, door to kitchen and door to...



### LIVING ROOM

13'5 max x 11'5 max (4.09m max x 3.48m max)



### DINING ROOM

12'9 max x 11' max (3.89m max x 3.35m max)  
With French patio doors to rear garden



### KITCHEN

18'11 max x 8'5 max (5.77m max x 2.57m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and draining unit, electric oven, induction hob with overhead extractor fan, space for fridge-freezer, plumbing for washing machine and door to rear garden.



## FIRST FLOOR

### BEDROOM 1

13'6 max x 10'8 max (4.11m max x 3.25m max)

With storage cupboard



### BEDROOM 2

12'9 max x 10'9 max (3.89m max x 3.28m max)

With storage cupboards



### BEDROOM 3

6'11 max x 5'11 max (2.11m max x 1.80m max)



### BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, tiles to splash back areas.



### OUTSIDE

The front garden is mainly laid to lawn with some low maintenance shrubbery.

The rear garden is mainly laid to lawn with a paved patio area, a brick outhouse, some low maintenance shrubbery and an off-street parking space, accessed via double gates from the rear ten-foot.



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested). The central heating has undergone some recent upgrades including a brand new heat exchanger in the boiler and the plumbing for the central heating under the ground floor is brand new and 22mm.

### DOUBLE GLAZING

The property has the benefit of double glazing.

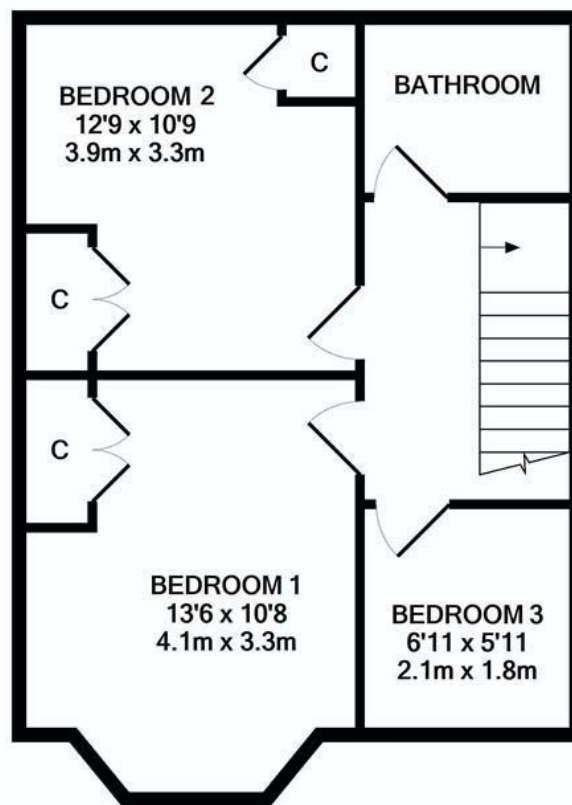
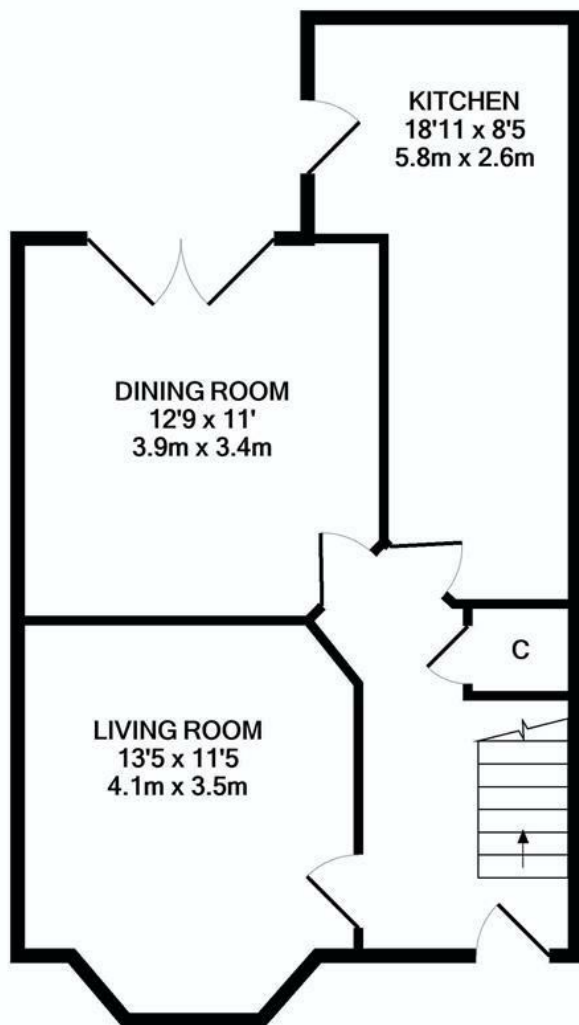
### DISCLAIMER

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 997 SQ.FT. (92.6 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  
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
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		
(02 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

