SYMONDS + GREENHAM

Estate and Letting Agents









54 Hamlyn Avenue, Hull, HU4 6BU
Offers in the region of £250,000

Symonds & Greenham are delighted to present this attractive three bedroom detached home, ideally positioned on Hamlyn Avenue in the heart of the popular HU4 area. Well placed for local amenities and regular bus routes, the property offers generous accommodation, a fantastic garden and is presented in great condition throughout, making it an ideal choice for families.

The accommodation begins with a welcoming entrance hall leading into a comfortable living room, complete with a feature fireplace. There is a separate dining room, currently set up as a stylish home bar, offering a versatile second reception space, while the kitchen benefits from a breakfast bar and provides a practical space for everyday dining.

To the first floor are three good-sized bedrooms together with the family bathroom. The property also benefits from useful loft space, providing valuable additional space.

Externally, one of the real highlights is the large rear garden. Designed with low maintenance in mind, it provides plenty of space for outdoor seating, entertaining and family life. There is also access to the side and front of the property.

An attractive and well maintained detached family home in a popular and convenient location, offering excellent living space both inside and out.

BOOK YOUR VIEWING NOW!

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

COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band C.

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.

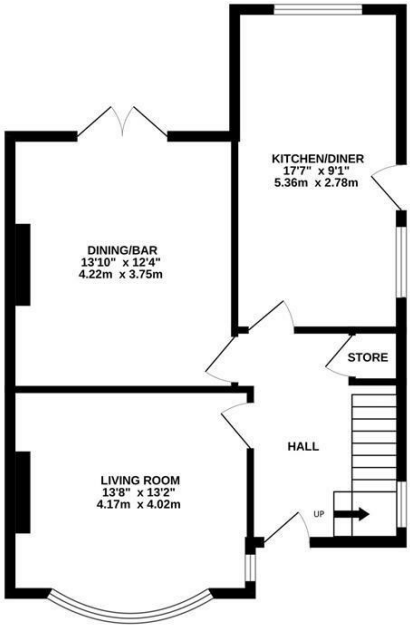
DOUBLE GLAZING
The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

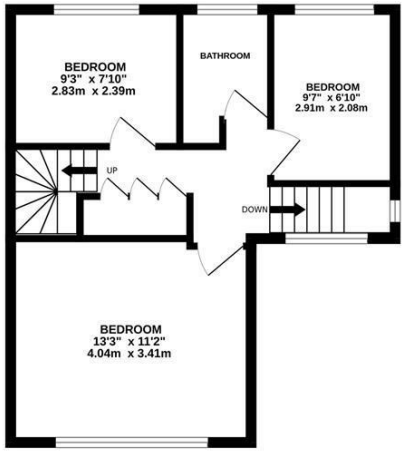
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

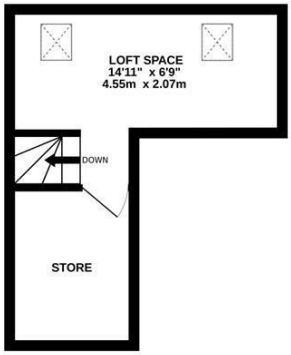
GROUND FLOOR



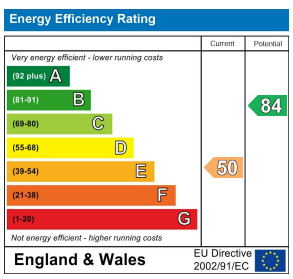
1ST FLOOR

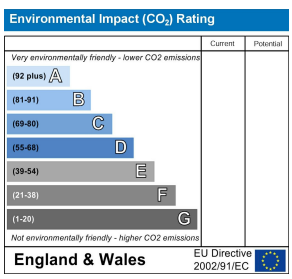


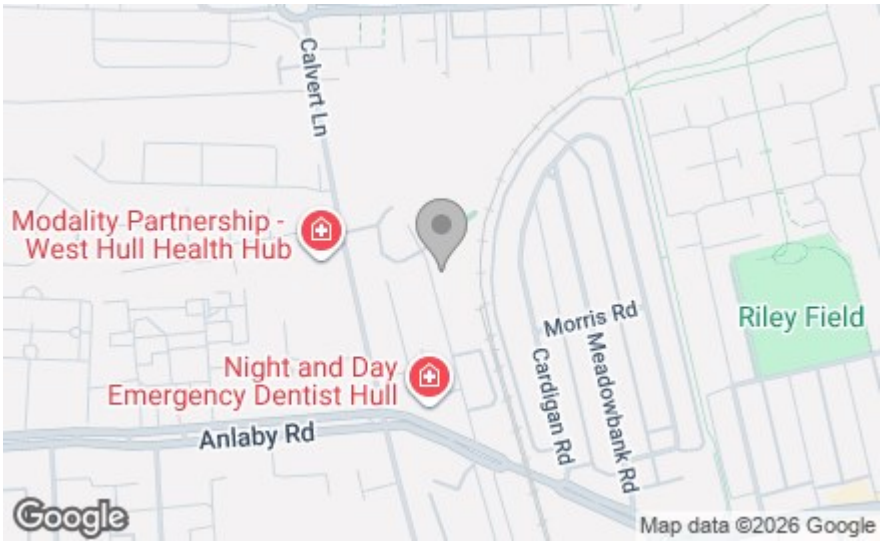
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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