



SYMONDS + GREENHAM

Estate and Letting Agents



41 Middleburg Street, Hull, HU9 2QN

£85,000

SPACIOUS TWO-BEDROOM END-TERRACE WITH NO ONWARD CHAIN, FEATURING A BRIGHT OPEN-PLAN LIVING SPACE, GENEROUS DOUBLE BEDROOMS, AND REAR YARD WITH PARKING — IDEAL FOR FIRST-TIME BUYERS OR DOWNSIZERS.

Welcome to a fantastic opportunity to purchase this charming end-terraced house located on Middleburg Street, just off New Bridge Road in Hull. This delightful property is perfect for first-time buyers or those looking to downsize, and it comes with the added benefit of no onward chain, making your move as smooth as possible.

As you enter, you will be greeted by a spacious living and dining area that flows seamlessly into the kitchen, creating an inviting space for both relaxation and entertaining. The large windows allow natural light to flood the room, enhancing the warm and welcoming atmosphere. The property features two generously sized double bedrooms, providing ample space for rest and personalisation.

One of the standout features of this home is the rear yard, which offers convenient access to parking — a valuable asset in this area. The outdoor space is perfect for enjoying a morning coffee or hosting a small gathering with friends and family.

Situated in a vibrant neighbourhood, this property is within easy reach of a variety of local amenities, including shops, schools, and parks, ensuring that all your daily needs are met.

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 "A"

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

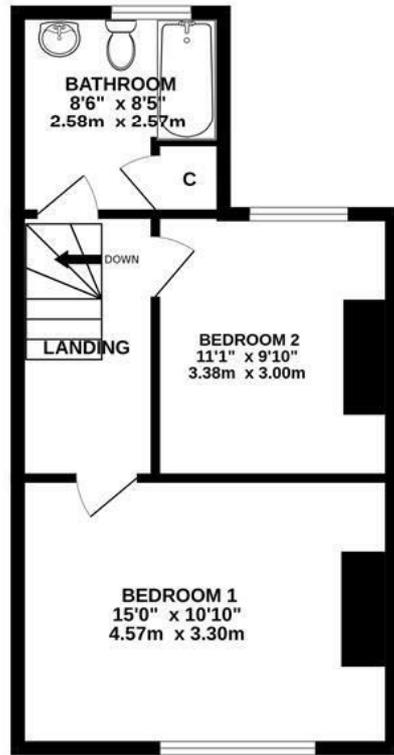
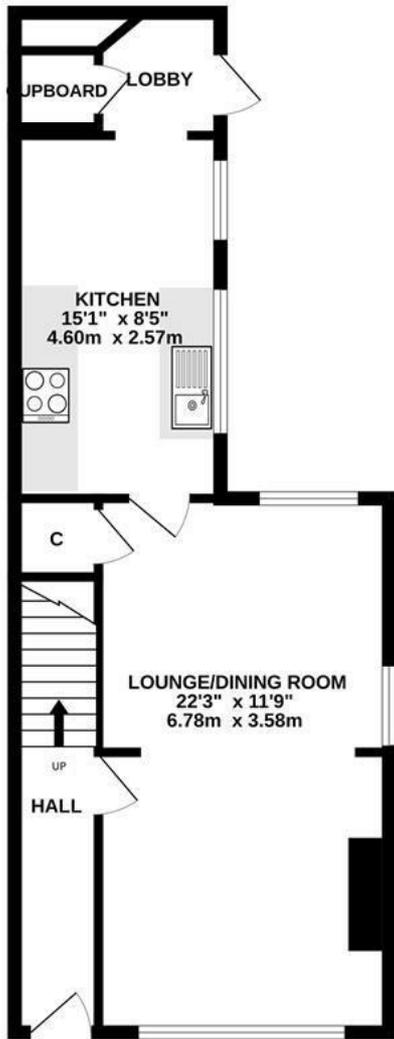
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

VIEWINGS

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



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	82
(81-81) B	
(69-80) C	
(55-68) D	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

