



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **38 Perth Street, Hull, East Yorkshire HU5 3PE**

### **£145,000**

STUNNING TWO-BEDROOM END-TERRACE HOME IN THE HEART OF HU5, BEAUTIFULLY MODERNISED AND MOVE-IN READY, FEATURING A BAY-FRONTED LOUNGE WITH LOG BURNER, STYLISH KITCHEN WITH FRENCH DOORS, AND A LOVELY COURTYARD GARDEN CLOSE TO CHANTERLANDS AVENUE.

Nestled in the vibrant heart of the HU5 area, this beautifully presented two-bedroom end-terrace home on Perth Street is an exceptional find for first-time buyers or those looking to downsize. The property has been meticulously modernised, offering a perfect blend of style and charm, making it ready for you to move straight in.

Upon entering, you are welcomed by an inviting entrance hall that leads to a lovely living room, featuring a log burner and a bay window that fills the space with natural light. The tasteful décor enhances the character of the home, creating a warm and welcoming atmosphere. Adjacent to the living room, the separate dining room provides a fantastic space for entertaining. The modern kitchen is sleek and well-appointed, complete with French doors that open onto the meticulously maintained garden.

Upstairs, you will find two beautifully presented bedrooms, each finished in a calm and stylish palette, perfect for relaxation. The bathroom is a standout feature, featuring a bath, a walk-in shower, and contemporary fittings that elevate the overall appeal of the home.

#### **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**

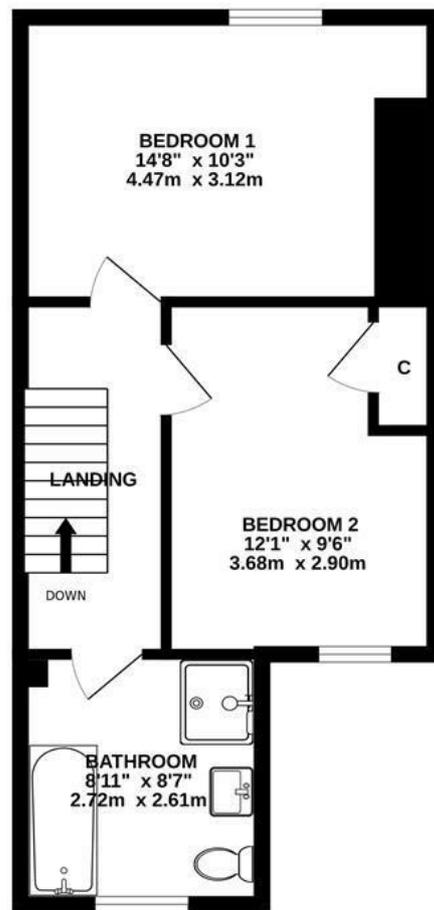
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

#### **TENURE**

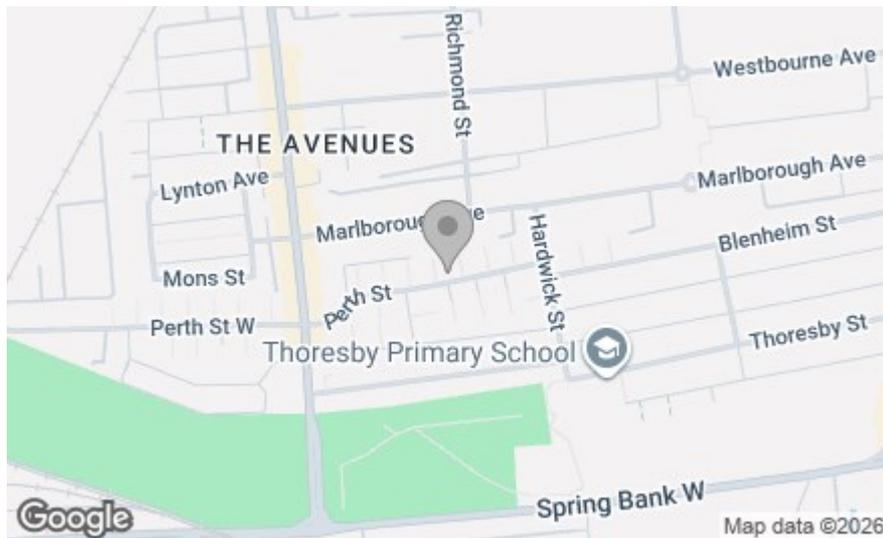
Symonds + Greenham have been informed that this property is Freehold

#### **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	83
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	53
(81-81) 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