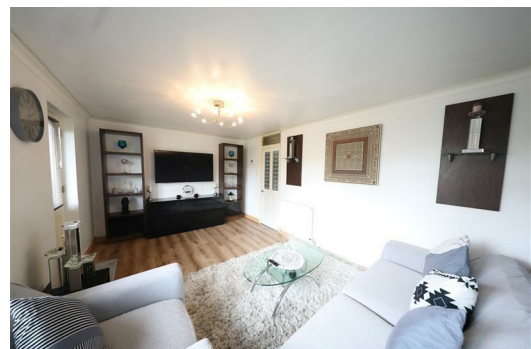




SYMONDS + GREENHAM

Estate and Letting Agents



44 Wenlock Street, Hull, HU3 1DF

£130,000

THREE BED TERRACED - WELL PRESENTED THROUGHOUT - CENTRAL HU3 LOCATION - CLOSE TO HOSPITAL AND LOCAL AMENITIES - FRONT AND REAR GARDENS

Situated on Wenlock Street in a convenient central HU3 location, this spacious three bedroom terraced home offers excellent access to a range of amenities and transport links, making it ideal for families, professionals, or investors alike. The property is within walking distance of Hull Royal Infirmary, the city centre, St Stephen's shopping centre, and both the train and bus stations, making daily commutes and errands exceptionally easy. Internally, the property is well laid out and boasts generous proportions with plenty of built-in storage throughout. The ground floor comprises a porch with fitted storage cupboards, a welcoming entrance hall, a convenient ground floor w/c, a spacious kitchen diner, and a comfortable living room ideal for relaxing or entertaining.

To the first floor, there are three well-proportioned bedrooms, all offering excellent space and versatility, along with a modern family shower room.

Externally, the home features a good sized rear garden, perfect for enjoying the outdoors or creating a family friendly space, along with a patio area to the front that adds a practical and low maintenance entrance.

This is a great opportunity to acquire a property in a prime central location with generous living space, great storage, and excellent transport links. Early viewing is recommended.

BOOK YOUR VIEWING TODAY!

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.

TENURE

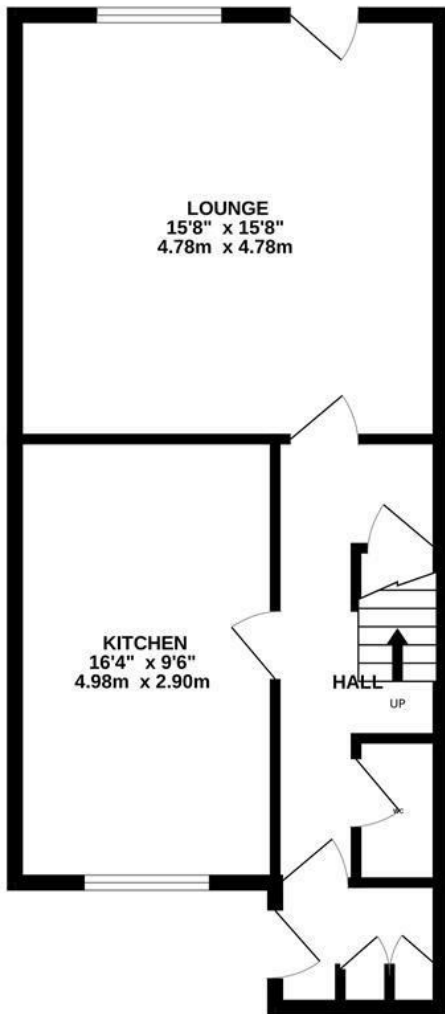
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

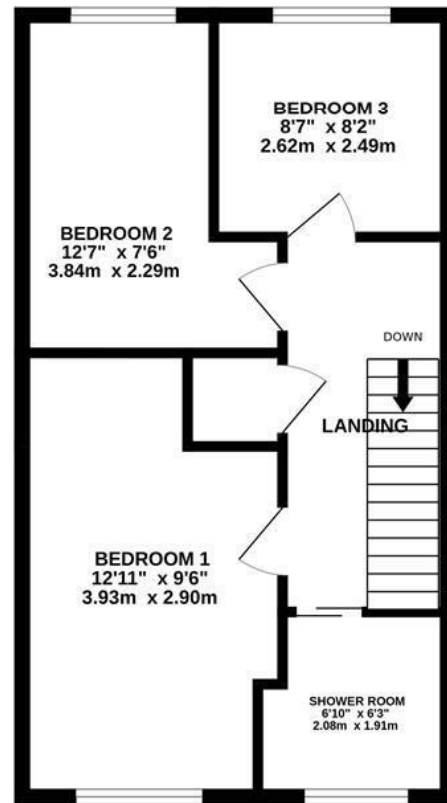
VIEWINGS

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

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.

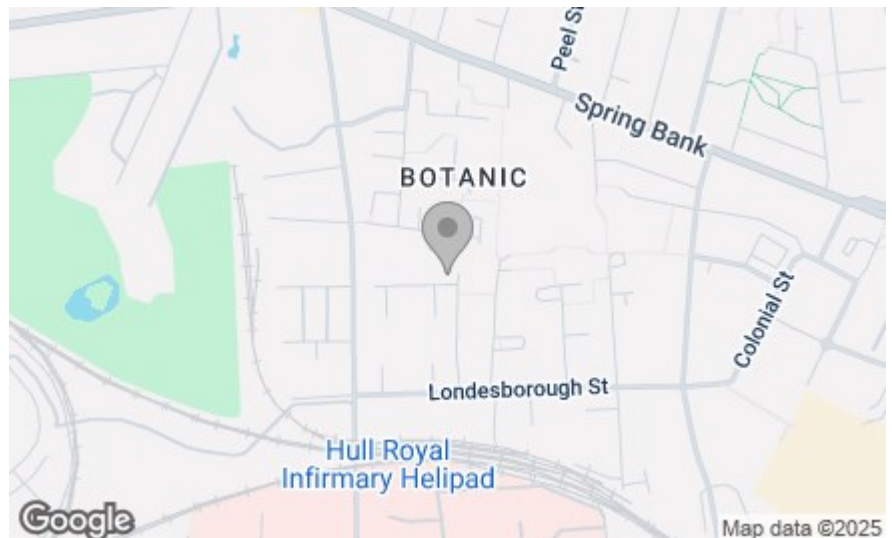


1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	