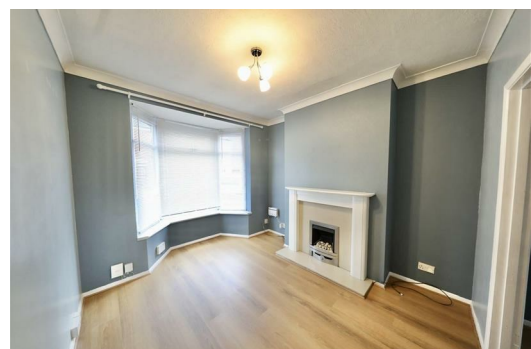




SYMONDS + GREENHAM

Estate and Letting Agents



24 Edgecumbe Street, Hull, HU5 2EU

£115,000

FANTASTIC TWO BED MID TERRACED - OPEN PLAN LIVING - WELL PRESENTED THROUGHOUT - POPULAR HU5 LOCATION - CLOSE TO LOCAL AMENITIES - REGULAR BUS LINKS - UPSTAIRS BATHROOM

Symonds and Greenham are delighted to present this well presented two bedroom terraced home on Edgecumbe Street, located in the ever popular HU5 area just off Newland Avenue. This vibrant and highly sought after spot places you right in the heart of a thriving community, with an excellent selection of shops, cafes, bars, restaurants, and convenient bus links all within easy strolling distance.

The property itself offers a warm and inviting feel throughout, featuring an entrance hall leading into a spacious open plan living and dining area, perfect for modern living. To the rear sits a lovely contemporary kitchen, well designed and finished to a great standard. Upstairs, you will find two generous double bedrooms and a spacious family bathroom.

Externally, the home benefits from a good sized rear garden, ideal for those seeking outdoor space in this bustling location.

This charming property is ready to move into and would make an ideal first home or investment—early viewing is recommended.

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 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

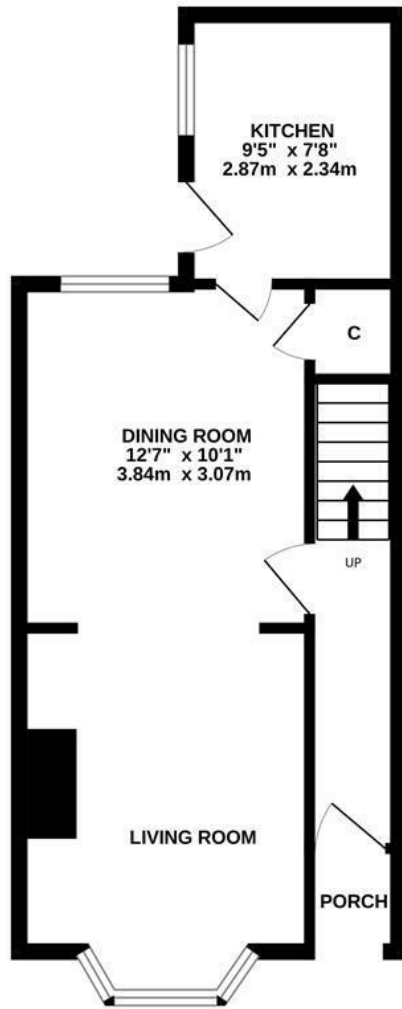
Symonds + Greenham have been informed that this property is Freehold.

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

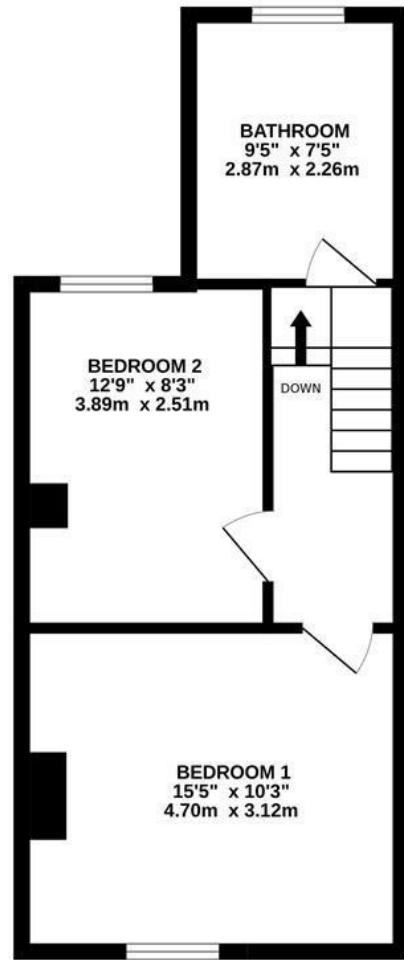
VIEWINGS

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

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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	
(92 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

