



SYMONDS + GREENHAM

Estate and Letting Agents



155 Clumber Street, Hull, East Yorkshire HU5 3RJ

£130,000

PERFECT FOR FIRST-TIME BUYERS, THIS CHARMING TWO-BEDROOM END-TERRACE HOME OFFERS A STUNNING LIVING/DINING SPACE, MODERN KITCHEN, TWO GENEROUS DOUBLE BEDROOMS, AND A SOUGHT-AFTER DUKERIES LOCATION CLOSE TO EXCELLENT LOCAL AMENITIES.

Nestled on Clumber Street in the sought-after "Dukeries" area of Hull, this charming end terrace home presents an excellent opportunity for first-time buyers. With its prime location, the property is conveniently situated near well-regarded schools and a variety of local amenities, including supermarkets, restaurants, and bars, making it an ideal choice for those seeking a vibrant community.

Upon entering, you will be greeted by a stunning living room/diner that offers a warm and inviting space for relaxation and entertaining. The modern kitchen is well-equipped, providing functionality and style for your culinary adventures. The home features two generously sized double bedrooms, ensuring ample space for rest and personalisation. A family bathroom on the first floor adds to the convenience and comfort of this delightful property.

The rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family. This end terrace home is not just a property; it is a place where memories can be made and cherished.

Do not miss the chance to get your foot on the property ladder. Book your viewing as soon as possible to explore all that this lovely home has to offer.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

VIEWINGS

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

COUNCIL TAX BAND

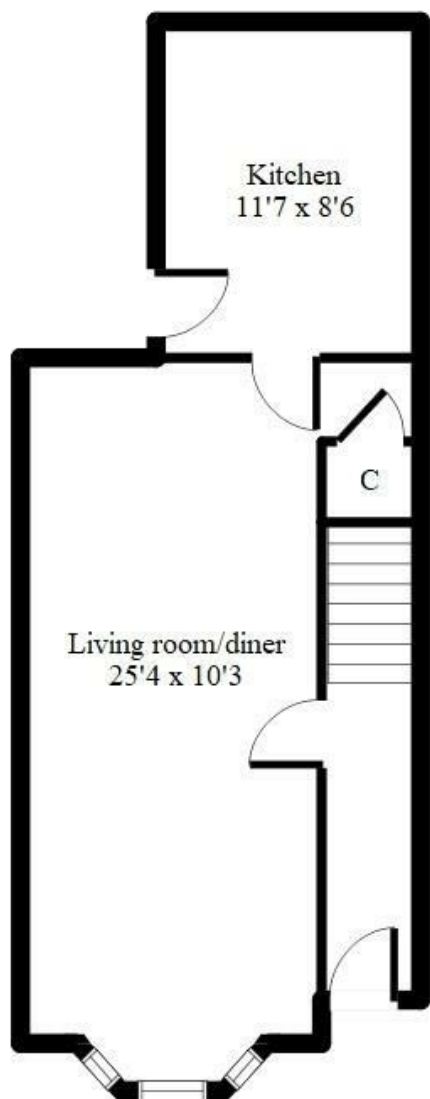
Symonds + Greenham have been informed that this property is in Council Tax Band "A"

TENURE

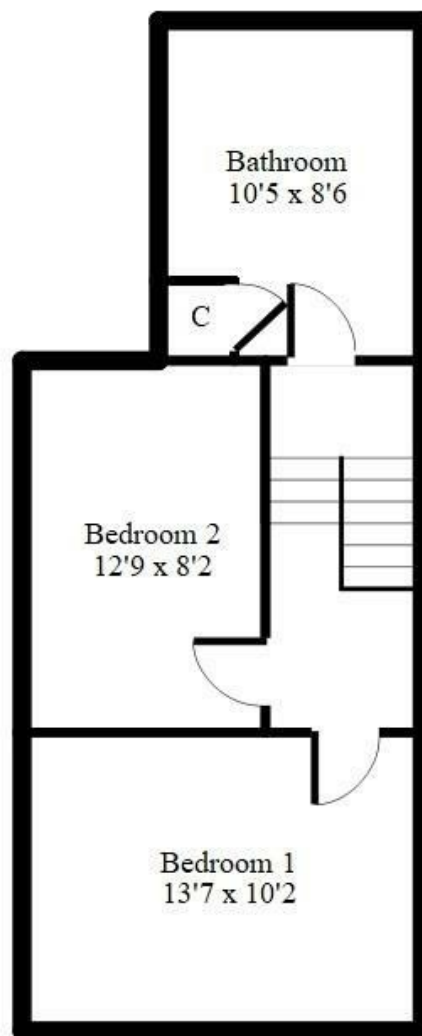
Symonds + Greenham have been informed that this property is Freehold.

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.



Ground floor



First floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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	
			85
			53

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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	
			81
			44

