



SYMONDS + GREENHAM

Estate and Letting Agents



207 Blenheim Street, Hull, HU5 3PL

Offers over £135,000

Situated on the ever popular Blenheim Street in the sought after Dukeries, this exceptional two bedroom end terrace property has been beautifully renovated and impeccably maintained by the current owner, creating a stylish home that is ready to move straight into. Finished to an outstanding standard throughout, the property effortlessly combines character features with contemporary design, making it an ideal purchase for first time buyers, professionals or downsizers alike. Enjoying a fantastic location, the property is just a short stroll from the vibrant cafés, bars and independent shops of Princes Avenue and Chanterlands Avenue, whilst also being within walking distance of Hull City Centre.

The accommodation briefly comprises a welcoming entrance hall leading into a sensational open plan living and dining room, where a beautiful bay window fills the space with natural light and an attractive log burner creates a wonderful focal point. To the rear, the stylish modern kitchen has been thoughtfully designed with ample storage and workspace and enjoys direct access to the rear garden, making it ideal for both everyday living and entertaining. To the first floor are two beautifully presented bedrooms together with a truly sensational family bathroom, finished to an exceptional standard and featuring a freestanding bath, separate walk in shower and contemporary fittings.

Externally, the property continues to impress with a fantastic south facing rear garden, creating a real sun trap and the perfect space for relaxing, entertaining and alfresco dining throughout the warmer months.

Offering outstanding presentation, beautiful interiors and an enviable location, this truly stunning home is a credit to the current owner and simply must be viewed to be fully appreciated.

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.

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.

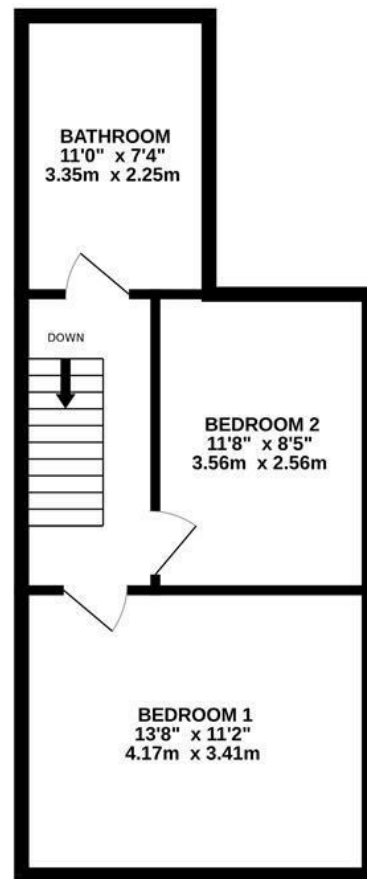
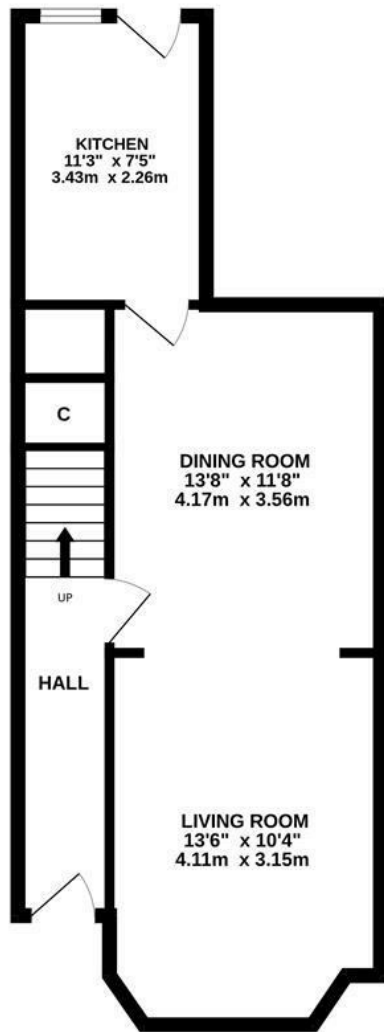
TENURE

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

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.



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 (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F Not environmentally friendly - higher CO ₂ emissions	
	84		
	35		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

