



**SYMONDS + GREENHAM**

Estate and Letting Agents



## 98 Belvoir Street, Hull, East Yorkshire HU5 3LR Offers over £125,000

NO ONWARD CHAIN - ATTENTION FIRST TIME BUYERS - STYLISH AND MODERN - TWO DOUBLE BEDROOMS - OPEN PLAN LIVING SPACE - POPULAR HU5 LOCATION - CLOSE TO AMENITIES

This stunning mid terraced home has been beautifully refurbished and decorated by its current owners to an exceptional standard and truly must be viewed to be appreciated!

Located on the ever popular Belvoir Street in the highly sought-after Dukeries area, this property is perfect for first time buyers or anyone looking for a stylish home that's completely move-in ready. The area is renowned for its strong sense of community and is within easy reach of well regarded schools, a wide range of local amenities, and the vibrant selection of cafés, restaurants and supermarkets along nearby Princes Avenue.

The property itself offers a superb balance of period charm and modern comfort, comprising entrance hall, open-plan living and dining room, and a modern fitted kitchen to the ground floor. To the first floor are two generous double bedrooms and a stylish bathroom suite. There is also an opportunity to purchase the home fully furnished.

Externally, the home benefits from a good-sized rear garden, perfect for relaxing or entertaining.

Beautifully presented throughout, this home is sure to impress even the most discerning of buyers.

BOOK YOUR VIEWING NOW!

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor

### LOUNGE/DINER

14'4 max x 25'2 max (4.37m max x 7.67m max )

A spacious 25 foot open plan lounge diner with feature electric fire place, bay window and understairs storage cupboard

### LOUNGE

### DINER

### KITCHEN

8'0 max x 8'5 max (2.44m max x 2.57m max )

A bright kitchen with a range of eye level and base level units with complementing work surfaces, integrated fridge freezer, stainless steel sink and drainer unit, electric oven, gas hob with overhead extractor fan, plumbing for washing machine and door to the rear garden

## FIRST FLOOR

### LANDING

### BEDROOM ONE

14'4 max x 11'4 max (4.37m max x 3.45m max )

An excellent size double bedroom with fitted wardrobes

### BEDROOM TWO

9'0 max x 11'4 max (2.74m max x 3.45m max )

A second good sized double bedroom



### BATHROOM

8'0 max x 8'5 max (2.44m max x 2.57m max )

A modern and well decorated bathroom with low-level WC, pedestal handbasin, heated towel rail, panelled bath with overhead shower attachment and tiles to splashback areas

### OUTSIDE

The rear garden is quite a sun trap. It is mainly laid to block paved patio and enclosed by brick wall and timber fencing with a brick built outhouse to the rear providing external storage space



### CENTRAL HEATING

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

### 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.

### COUNCIL TAX BAND

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

### VIEWINGS

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

### 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.



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			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

