



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **2 Fernhill Road, Hull, HU5 5SU**

### **£100,000**

Nestled on Fernhill Road in Hull, this delightful two-bedroom semi-detached house presents an excellent opportunity for first-time buyers and investors alike. Located in a desirable area just off Priory Road, the property enjoys a peaceful setting while remaining conveniently close to local shops and amenities, as well as excellent transport links.

Upon entering, you will find a spacious living room that invites relaxation and social gatherings. The kitchen, located on the ground floor, offers a functional space for culinary pursuits. Ascending to the first floor, you will discover two well-proportioned bedrooms, perfect for restful nights, along with a bathroom that caters to your daily needs.

The property does require a degree of modernisation, allowing you to put your personal touch on it and create a home that reflects your style. Priced accordingly, this house is an ideal canvas for those looking to invest in their future.

Outside, the property boasts a large garden at the front, providing ample space for outdoor activities or gardening enthusiasts. Additionally, the rear yard offers further potential for personalisation. With plenty of off-street parking available, convenience is assured for you and your guests.

In summary, this charming semi-detached house on Fernhill Road is a fantastic opportunity to secure a home in a sought-after location. With its potential for modernisation and generous outdoor space, it is sure to attract interest from a variety of buyers. Don't miss your chance to view this property and envision the possibilities it holds.

### **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.

### **COUNCIL TAX BAND**

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

### **DISCLAIMER**

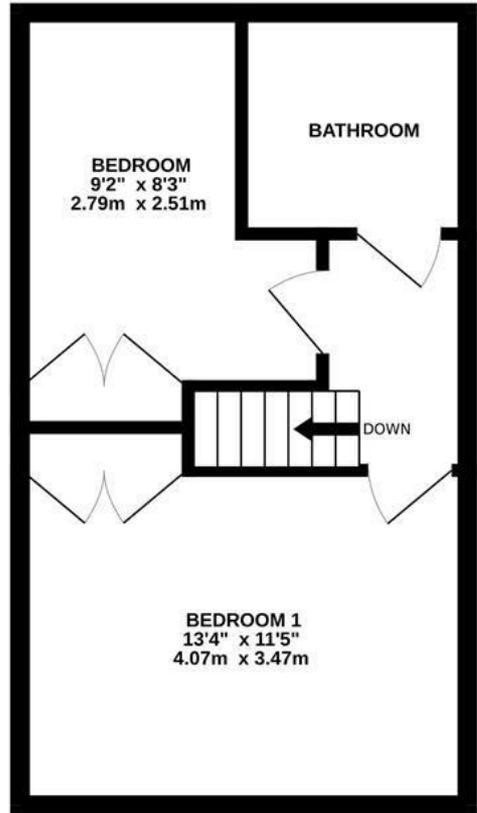
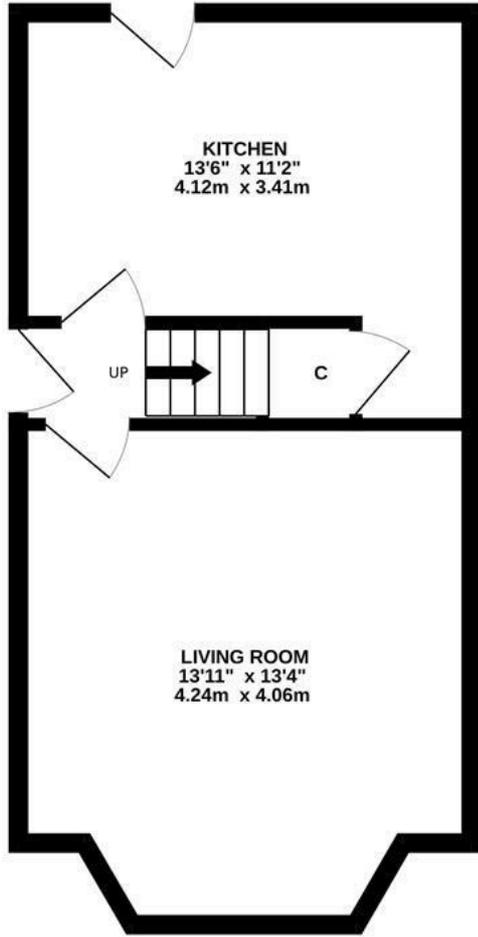
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **FLOOR PLAN DISCLAIMER**

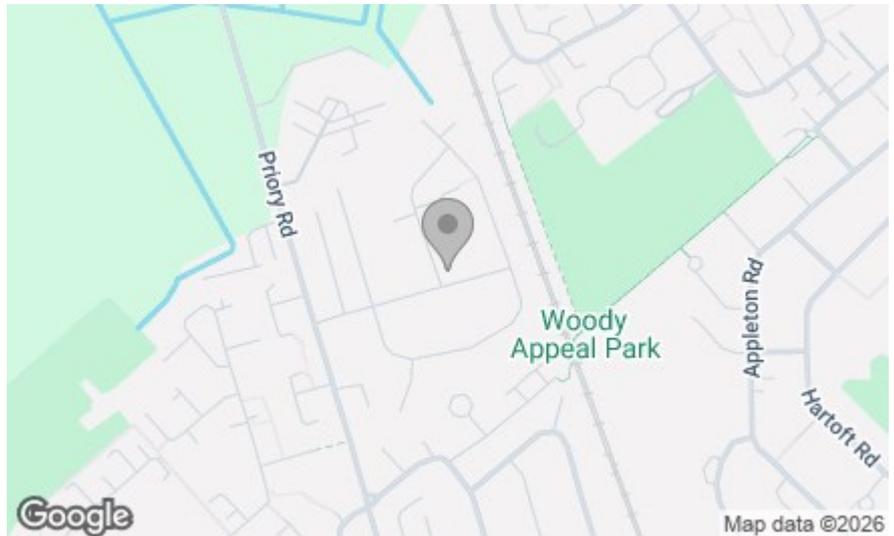
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **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                    |                         |
|---------------------------------------------|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (82 plus) <b>A</b>                          |                         |
| (81-81) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| 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 |                         |
| (82 plus) <b>A</b>                                              |                         |
| (81-81) <b>B</b>                                                |                         |
| (69-80) <b>C</b>                                                |                         |
| (55-68) <b>D</b>                                                |                         |
| (39-54) <b>E</b>                                                |                         |
| (21-38) <b>F</b>                                                |                         |
| (1-20) <b>G</b>                                                 |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |