



SYMONDS + GREENHAM

Estate and Letting Agents



155 Sharp Street, Hull, HU5 2AE

£130,000

TWO BED TERRACED - POPULAR HU5 LOCATION - LARGE SOUTH FACING REAR GARDEN - CONVERTED LOFT SPACE - MODERN KITCHEN - CLOSE TO AMENITIES

Situated in a popular and well connected area, this spacious two bedroom terraced property on Sharp Street offers an ideal opportunity for first time buyers or families seeking a well located and generously proportioned home.

With a large south facing garden and a converted loft space, the property offers excellent flexibility and room to grow. Internally, the home is arranged over three floors and begins with a welcoming entrance hall leading to a bright and airy living room and a separate dining room—perfect for entertaining or relaxing with the family. The kitchen to the rear is well laid out and provides ample cupboard and worktop space.

To the first floor, the property features two good sized bedrooms and a large family bathroom, providing both comfort and practicality. The added bonus of a converted loft space on the second floor (not to current building regulations) offers a fantastic extra room that could be used as a home office, hobby space or occasional guest bedroom.

Externally, the home boasts a superb south facing rear garden—an ideal sun trap with plenty of room for outdoor dining, play or gardening. The garden's size and orientation make it a real standout feature of the property. Located just a short distance from the vibrant amenities of Newland Avenue, including a wide range of cafes, bars and independent shops, as well as benefiting from excellent transport links and nearby schools, this property is as convenient as it is charming.

Early viewing is highly recommended to appreciate the space and potential this lovely home has to offer.

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

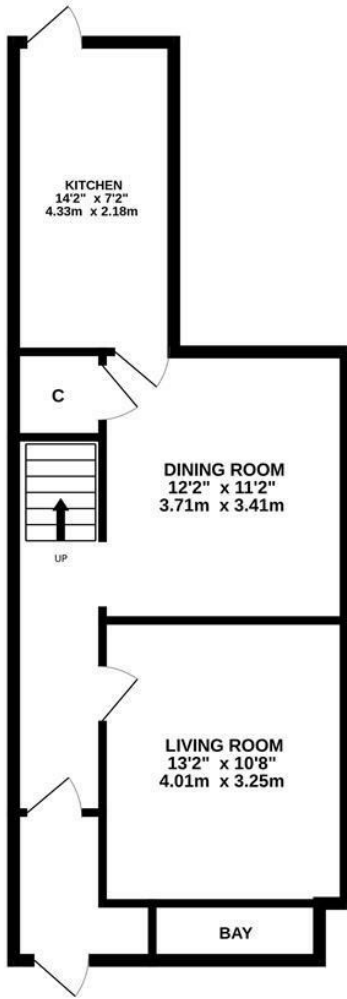
Symonds + Greenham have been informed that this property is Freehold.

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

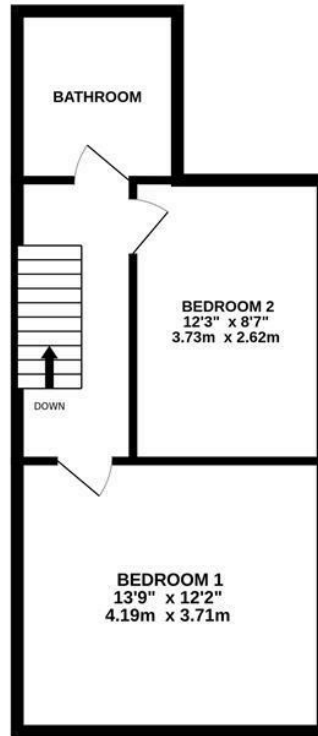
VIEWINGS

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

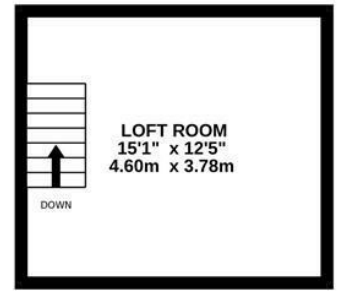
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 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	

