



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **124 Buckingham Street, Hull, HU8 8TL** **Offers in excess of £90,000**

LOVELY TWO BED HOME - EAST HULL LOCATION - CURRENTLY TENANTED

Situated on Buckingham Street, Hull, this charming mid-terrace house offers a delightful living space for those seeking comfort and convenience. Boasting two reception rooms and three cosy bedrooms spread over 1,033 sq ft, this lovely property is perfect for families or individuals looking for a new place to call home. Conveniently located near a plethora of amenities including shops, supermarkets, cafes, bars, and restaurants, everything you need is just a stone's throw away. The proximity to schools and transport links makes this home an ideal choice for those with busy lifestyles or growing families. Step inside to discover a well-appointed lounge, a dining room perfect for entertaining guests, a functional kitchen for culinary adventures, and a bathroom for relaxation after a long day. Upstairs, three inviting bedrooms await, offering a peaceful retreat for a good night's sleep. Outside, a quaint rear courtyard provides a private outdoor space where you can enjoy a morning coffee or unwind in the evening. Whether you're looking to host gatherings with friends or simply relax in your own sanctuary, this property offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this charming mid-terrace house your own and experience the best of what Hull has to offer.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LOUNGE

11'9 x 10'7 max (3.58m x 3.23m max)

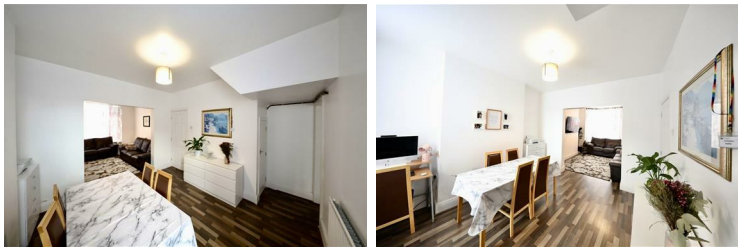
A wonderful family room with lots of natural light.



### DINING ROOM

14'2 x 11'1 max (4.32m x 3.38m max)

Another brilliant family space.



### KITCHEN

15'1 x 8'6 max (4.60m x 2.59m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, space for a fridge freezer, an integrated oven and plumbing for a washing machine.



### BATHROOM

With a low level WC, a hand basin and a panelled bath.



## FIRST FLOOR

### BEDROOM 1

14'1 x 10'1 max (4.29m x 3.07m max)

A brilliant main bedroom with space for storage.



### BEDROOM 2

11'10 x 8'10 max (3.61m x 2.69m max)

Another wonderful bedroom.



### BEDROOM 3

8'6 x 7'1 max (2.59m x 2.16m max)

#### **OUTSIDE**

Property has a rear court yard.

#### **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**

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

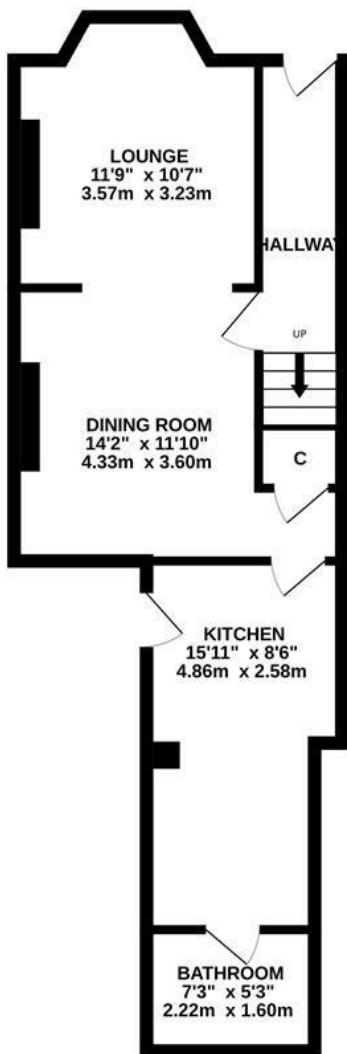
#### **VIEWINGS**

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.

GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.

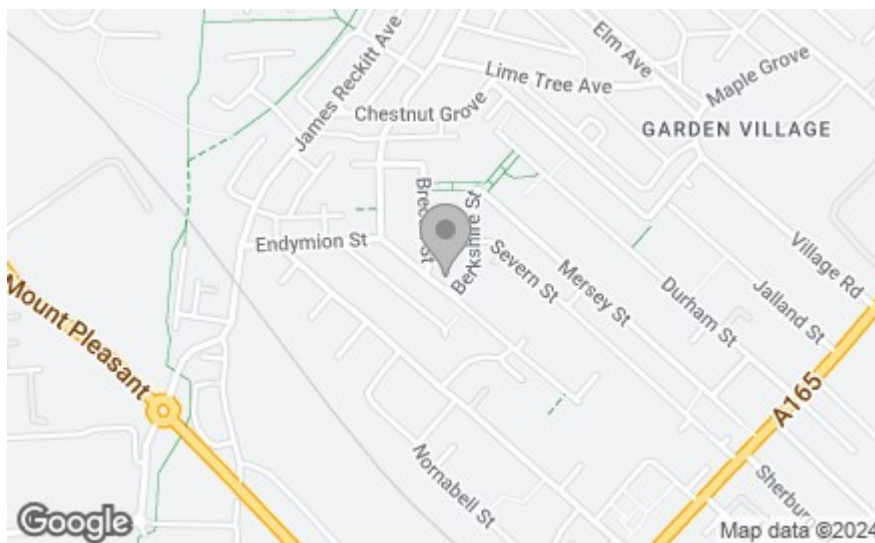


1ST FLOOR  
367 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.

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) <b>A</b>	
(81-91) <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	
<b>63</b>	
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	
(02 plus) <b>A</b>	
(81-91) <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