



SYMONDS + GREENHAM

Estate and Letting Agents



30 Exmouth Street, Hull, HU5 2LE £120,000

OUTSTANDING TWO BEDROOM HOME - VERY HIGH STANDARD - STYLISH AND MODERN THROUGHOUT

Nestled in the heart of Exmouth Street, Hull, this outstanding two-bedroom end terrace house is a gem waiting to be discovered. The property boasts a stylish and modern interior, perfect for those seeking a comfortable and contemporary living space. As you step inside, you are greeted by a welcoming lounge, ideal for relaxing or entertaining guests. The kitchen/diner is a focal point of the home, offering a space to cook delicious meals and enjoy them with loved ones. The convenience of a downstairs shower room adds a practical touch to this charming property. Venture upstairs to find two double bedrooms, providing ample space for a growing family, guests, or a home office. The layout of the house is thoughtfully designed to cater to various lifestyle needs. The location of this property is truly unbeatable, with shops, supermarkets, cafes, bars, restaurants, and schools just a stone's throw away. Whether you're looking to run errands, dine out, or enjoy a leisurely stroll, everything you need is within easy reach. Outside, a rear courtyard offers a private outdoor space where you can unwind after a long day or enjoy a morning coffee in the fresh air. This property seamlessly combines comfort, convenience, and style, making it a desirable place to call home. Don't miss the opportunity to make this delightful house your own and experience the best of what Hull has to offer.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

12'9 x 9'7 max (3.89m x 2.92m max)

A wonderful family room with plenty of natural light.

KITCHEN

11'3 x 12'7 max (3.43m x 3.84m 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, an integrated microwave, an integrated hob, a sink and drainer unit and space for a dishwasher.

BATHROOM

With a low level WC, a hand basin and a walk in shower.

FIRST FLOOR

BEDROOM 1

12'9 x 10'7 max (3.89m x 3.23m max)

A wonderful main bedroom with space for storage.

BEDROOM 2

11'3 x 9'9 max (3.43m x 2.97m max)

Another fantastic bedroom.

OUTSIDE

The property has a rear courtyard that provides outside space.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

TENURE

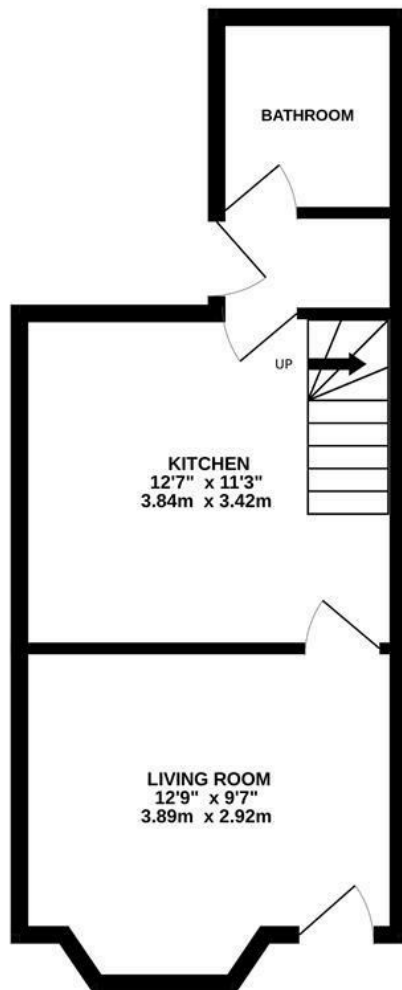
Symonds + Greenham have been informed that this property is freehold.

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

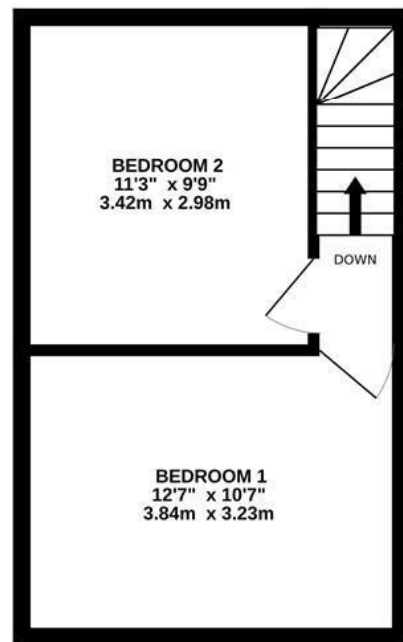
COUNCIL TAX

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

GROUND FLOOR



1ST 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.
Made with Metropix 6/2024

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	
(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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

