



SYMONDS + GREENHAM

Estate and Letting Agents



121 Reynoldson Street, Hull, East Yorkshire HU5 3BJ

Offers over £105,000

Nestled on the charming Reynoldson Street in Hull, this generous end of terrace home presents an excellent opportunity for first-time buyers and investors alike. With its prime location just off Newland Avenue, residents will enjoy easy access to a variety of local amenities, including well-regarded schools, supermarkets, delightful restaurants, and inviting café bars.

The property features a spacious living room/diner, perfect for both relaxation and entertaining. The modern kitchen is a highlight, offering a stylish and functional space for culinary pursuits. Two well-proportioned double bedrooms provide ample accommodation, while the family bathroom is both chic and practical.

Recently decorated throughout, this home benefits from brand new double-glazed windows, ensuring warmth and energy efficiency, as well as a brand new boiler for peace of mind. The generous rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings.

This end of terrace house is not only a wonderful place to call home but also a sound investment, given the high demand for rental properties in the area. Seize the opportunity to get your foot on the property ladder in this sought-after location. We invite you to book your viewing today and discover the potential this delightful home has to offer.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and room to...

LIVING ROOM/DINER

24'8 max x 12'2 max (7.52m max x 3.71m max)

with fire place and surround and door to...

KITCHEN

11'3 max x 8'2 max (3.43m max x 2.49m max)

with a range of eye level and base level unite with complimenting work surfaces, electric cooker and gas hob with over head extractor fan, plumbing for automatic washing machine and door to rear garden

FIRST FLOOR

BEDROOM 1

12'2 max x 11'11 max (3.71m max x 3.63m max)

BEDROOM 2

9'3 max x 7'4 max (2.82m max x 2.24m max)

BATHROOM

with low level WC, pedestal hand basin, bath with over head shower attachment, storage cupboard, tiled to splash back area's

OUTSIDE

The rear garden is south facing and is partially laid to lawn and partially laid to gravel with some low maintenance shrubbery and a timber shed, enclosed by timber fencing.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested). The boiler is recently fitted.

DOUBLE GLAZING

The property benefits from brand new double glazed windows.

TENURE

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

COUNCIL TAX BAND

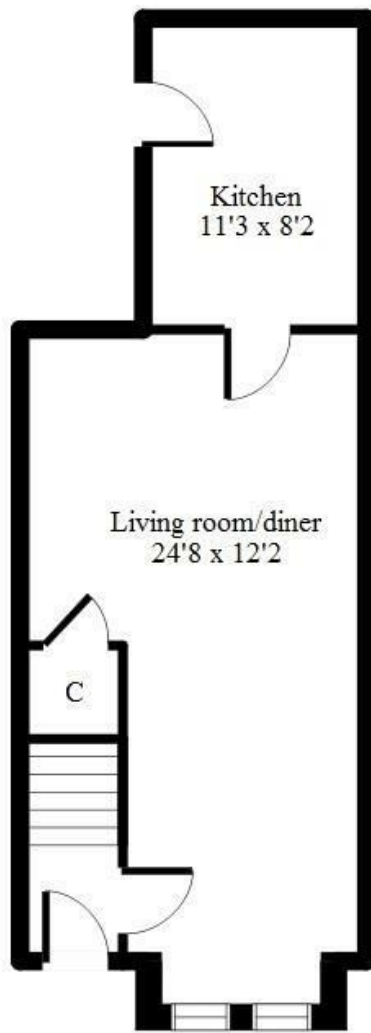
Symonds + Greenham have been informed that this property is in Council Tax Band A.

DISCLAIMER

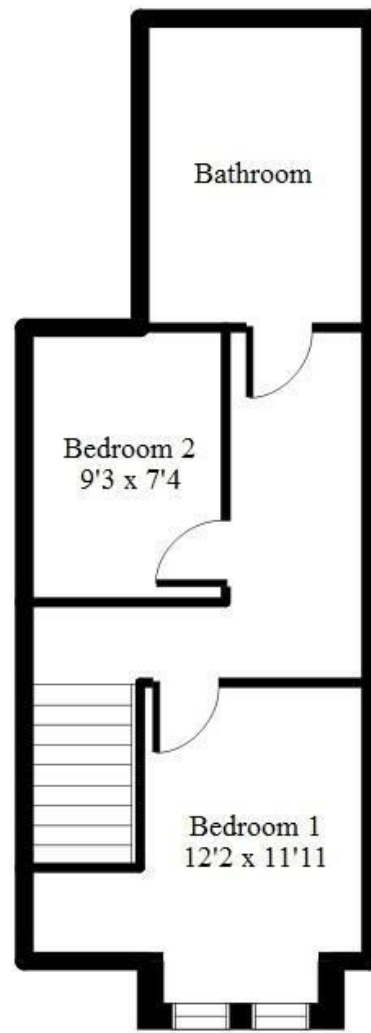
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



Ground floor



First floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			56
(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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	52
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

