



SYMONDS + GREENHAM

Estate and Letting Agents



125 Thoresby Street, Hull, HU5 3RB

Offers over £107,500

DUKERIES ALERT - POPULAR HU5 LOCATION - WELL PRESENTED THROUGHOUT - SOUTH FACING GARDEN - CLOSE TO A RANGE OF AMENITIES - GOOD TRANSPORT LINKS

Situated in the heart of the ever popular Dukeries on Thoresby Street, this charming two bedroom mid terraced property offers a fantastic opportunity for first time buyers, professionals or investors. Ideally located in HU5, it is just a short distance from the vibrant Princes, Chanterlands, and Newland Avenue, where a wealth of bars, cafés, restaurants and local amenities can be found. Excellent transport links provide easy access to the city centre, making this an ideal home for those seeking both convenience and a thriving community atmosphere.

Well presented throughout, the property features a welcoming entrance hall leading to a bright and airy living room, a spacious kitchen diner perfect for entertaining, a useful utility room and a well appointed ground floor bathroom. Upstairs, two generous double bedrooms provide comfortable and flexible living space.

Externally, the home benefits from a south-facing, secluded rear garden—an ideal spot to relax and enjoy the sunshine in a private setting. This delightful property perfectly balances character, style and location, making it a must-see for anyone looking to move to this sought after area.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and doors to kitchen and...

LOUNGE

10'8 x 10'2 max (3.25m x 3.10m max)

with decorative fireplace and bay window

KITCHEN/DINING ROOM

12'5 x 9'8 max (3.78m x 2.95m max)

a spacious kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, space for fridge freezer, under stairs storage cupboard and door to...

UTILITY/PORCH

with work bench, plumbing for washing machine and door to rear garden and door to...

BATHROOM

with low level w/c, pedestal sink basin, heated towel rail and panelled bath with waterfall and hand held shower

FIRST FLOOR

LANDING

with doors to both bedrooms

BEDROOM 1

12'3 x 10'7 max (3.73m x 3.23m max)

a fantastic primary bedroom with fitted alcove and decorative fireplace

BEDROOM 2

12'4 x 9'3 max (3.76m x 2.82m max)

another good sized double bedroom

OUTSIDE

a good sized, secluded south facing rear garden, laid with artificial grass and paved patio with gated access to ten foot, enclosed by brick wall and timber fencing

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.

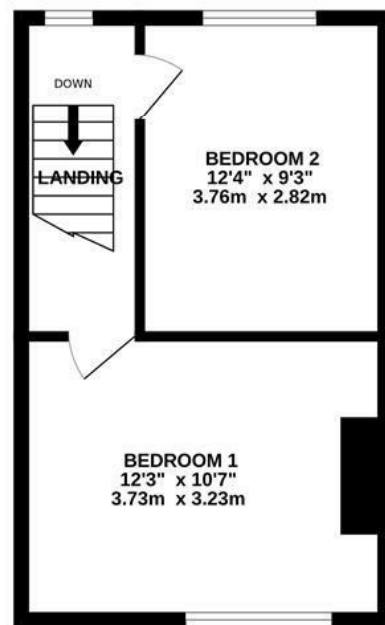
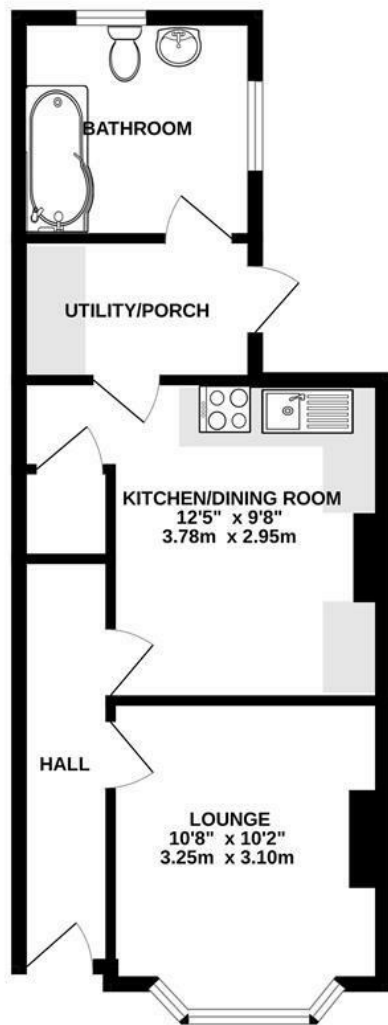
TENURE

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.



TOTAL FLOOR AREA : 708sq.ft. (65.8 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			
<div><div></div><div>(92 plus) A</div></div>			<div><div></div><div>79</div></div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		<div><div></div><div>62</div></div>	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
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	

