



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **13 Stoke Street, Hull, HU2 9BL**

### **£70,000**

**TWO BED TERRACED - QUIET, RESIDENTIAL LOCATION - IDEALLY LOCATED FOR AMENITIES - CLOSE TO CITY CENTRE - REQUIRES SOME MODERNISATION - SECLUDED GARDEN**

Located on Stoke Street in a quiet yet convenient position close to the city centre, this two bedroom terraced property offers an excellent opportunity for buyers looking to add their own stamp. With local amenities nearby and good bus routes providing easy access into the city centre, the home is ideally situated for both convenience and potential.

The ground floor comprises an entrance hall leading to a spacious living room and a well proportioned kitchen. Upstairs, two double bedrooms offer generous accommodation, alongside a bathroom and separate W/C. Externally, the property benefits from a good sized, secluded rear garden with a brick storage shed, providing useful outdoor space.

Requiring updating throughout, this home presents an exciting prospect for buyers seeking a renovation project in a desirable location. With plenty of potential to transform and add value, this is a fantastic investment opportunity or ideal for those looking to create a home tailored to their own taste.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### LIVING ROOM

*15'0 x 11'9 max (4.57m x 3.58m max)*

a good sized living room with gas fire and under stairs storage cupboard

### KITCHEN

*12'1 x 8'8 max (3.68m x 2.64m max)*

with eye and base level units and complementing work surfaces, sink basin with drainer unit, space for fridge freezer, space for oven, storage cupboard and door to the rear garden

### STORAGE SHED

a brick storage shed, accessible via the garden

## FIRST FLOOR

### LANDING

### BEDROOM 1

*15'3 x 9'4 max (4.65m x 2.84m max)*

a spacious primary bedroom with fitted storage cupboard

### BEDROOM 2

*11'1 x 9'6 max (3.38m x 2.90m max)*

another good sized bedroom with fitted double units

### BATHROOM

with floor to ceiling tiles, pedestal sink basin and panelled bath with electric shower

### W/C

with low level w/c

### OUTSIDE

a secluded rear garden, mainly laid to lawn with concrete path and patio, enclosed by timber fencing and brick wall with gate to side passage

### 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

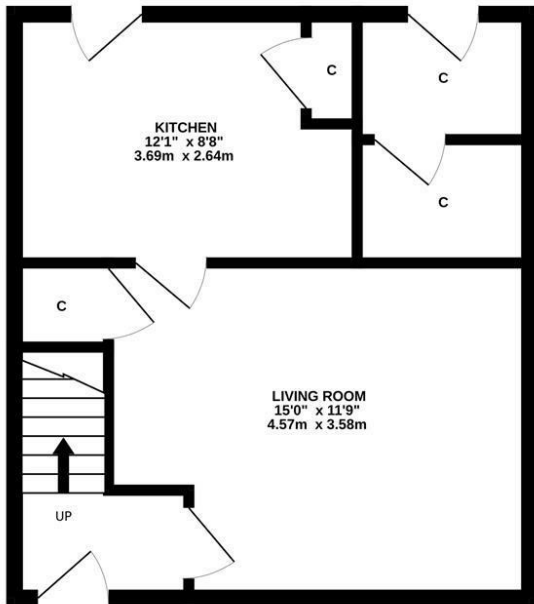
Symonds + Greenham have been informed that this property is Freehold.

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

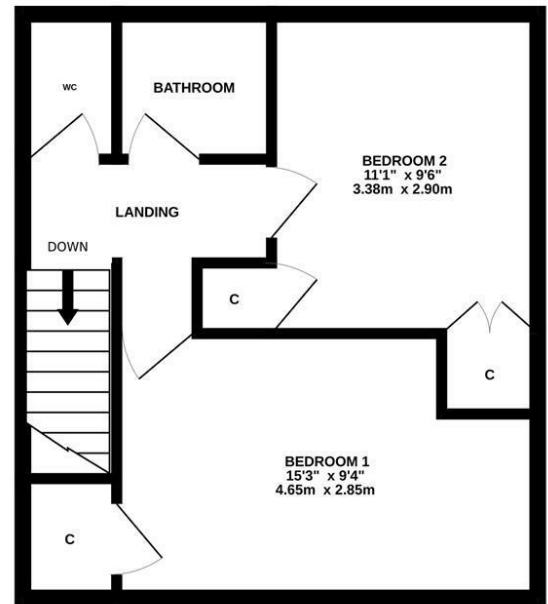
### VIEWINGS

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


GROUND FLOOR



1ST FLOOR



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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>71</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 