



SYMONDS + GREENHAM

Estate and Letting Agents



5 Marshall Street, Hull, HU5 3DA

Offers over £100,000

Charming Two-Bedroom Mid-Terrace Home – Ideal for First-Time Buyers!

Discover this delightful two-bedroom mid-terrace house, perfect for those taking their first step on the property ladder. Thoughtfully designed, the home offers an inviting blend of comfort and practicality.

The two spacious reception rooms are perfect for entertaining or relaxing with family, while the open-plan lounge diner, bathed in natural light, creates a welcoming atmosphere for unwinding at the end of the day. The modern kitchen is fully equipped for preparing your favorite meals, and the sleek, contemporary bathroom adds a touch of elegance to your daily routine.

Both double bedrooms are generously sized, providing plenty of space for a growing family, home office, or guest accommodation.

With the added benefit of no onward chain, this property is move-in ready, offering a hassle-free transition into your new home. Located on the sought-after Marshall Street, you'll enjoy the convenience of nearby amenities and excellent transport links.

Don't miss the chance to view this beautiful home – contact us today to arrange a viewing and take the first step toward making it yours!

GROUND FLOOR

OPEN PLAN GROUND FLOOR

The ground floor is open plan ideal for entertaining guests or relaxing with family

LOUNGE

13'8 max x 10'6 max (4.17m max x 3.20m max)

with electric feature fire place

DINER

with stairs to the first floor, understairs storage cupboard and door to the kitchen

KITCHEN

9'10 max x 9'11 max (3.00m max x 3.02m max)

A spacious and modern kitchen with a range of eye and base level units with complementing work surfaces, electric oven, gas hob with overhead extractor fan, space fro fridge freezer, integrated dishwasher, plumbing for washing machine, stainless steel sink and drainer unit, door to rear garden and door to the bathroom

BATHROOM

9'10 max x 5'8 max (3.00m max x 1.73m max)

A bright bathroom with low level WC, pedestal hand basin, heated towel rail, corner shower cubicle with overhead shower attachment, panelled bath and tiled from floor to ceiling

FIRST FLOOR

BEDROOM ONE

13'8 max x 11'5 max (4.17m max x 3.48m max)

An excellent sized double bedroom

BEDROOM TWO

9'0 max x 11'5 max (2.74m max x 3.48m max)

A second good sized double bedroom

OUTSIDE

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

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

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.

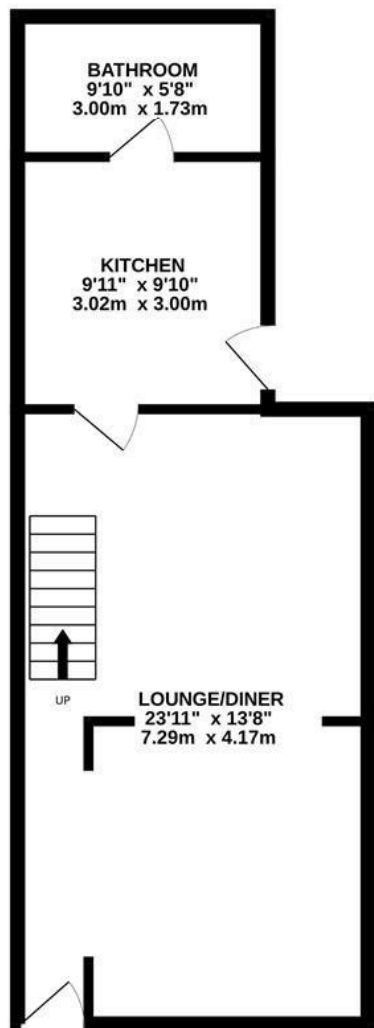
VIEWINGS

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

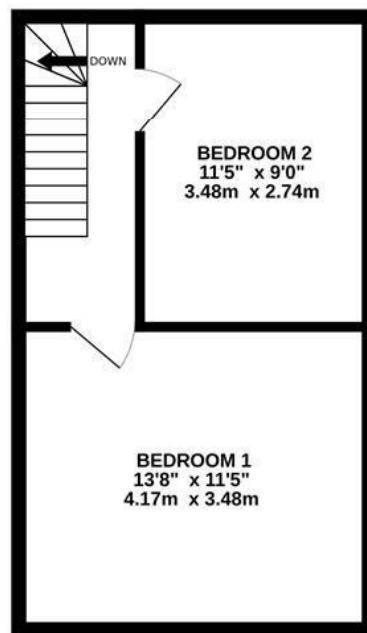
DISCLAIMER

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



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) 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			
(02 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	

