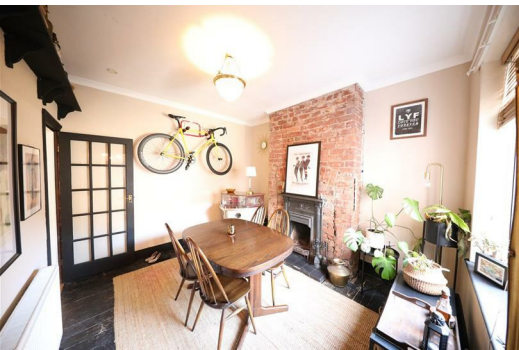




SYMONDS + GREENHAM

Estate and Letting Agents



193 Blenheim Street, Hull, HU5 3PL

£148,000

Situated on the charming Blenheim Street in Hull's sought-after Dukeries area, this beautifully presented mid-terrace home offers an ideal opportunity for first-time buyers. Boasting three spacious double bedrooms and a versatile converted loft, it provides ample space for modern living—whether as a home office, guest room, or additional storage.

Two inviting reception rooms create a warm and flexible living environment, perfect for both entertaining and quiet nights in. The recently installed, stylish bathroom suite adds a fresh, contemporary touch to the property. Step outside to discover a stunning south-facing garden, designed for low-maintenance enjoyment. A true sun trap, this outdoor space is perfect for summer barbecues, morning coffees, or simply unwinding in the fresh air. The location strikes the perfect balance between tranquillity and convenience, with an array of popular bars, pubs, and restaurants just a short stroll away—offering a vibrant social scene without the hustle and bustle on your doorstep.

With its blend of character, comfort, and an unbeatable location, this home is a fantastic find. Don't miss the chance to make it your own.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

LIVING ROOM

11'11 x 11'1 (3.63m x 3.38m)

A charming and inviting reception space, featuring a beautiful bay window that fills the room with natural light. At its heart, a multi-fuel log burner adds warmth and character, creating a cosy atmosphere perfect for relaxing evenings or entertaining guests.

DINING ROOM

11'11 x 11'8 (3.63m x 3.56m)

A versatile and welcoming space, featuring a charming open fireplace that adds character and warmth. An understairs storage cupboard provides practical convenience, while a doorway leads seamlessly into the kitchen, making it perfect for both everyday dining and entertaining.

KITCHEN

8'1 x 12'4 (2.46m x 3.76m)

A well-proportioned galley-style kitchen offering both functionality and style. Fitted with a range of sleek base-level units and complementing work surfaces, it provides ample storage and preparation space. Features include a stainless steel sink with drainer, plumbing for both a washing machine and dishwasher, and space for a fridge freezer. The kitchen is equipped with an electric oven and a four-burner gas hob, making it ideal for home cooking. A door leads directly to the bathroom, while another opens out to the rear garden, offering easy access to outdoor space.

BATHROOM

8'1 x 6'3 (2.46m x 1.91m)

A stunning, brand-new suite designed with modern elegance in mind. Featuring a sleek low-level WC, a stylish pedestal hand basin, and a striking tall radiator, this space combines functionality with contemporary flair. The fully tiled bath, complete with an overhead shower attachment, is complemented by floor-to-ceiling tiling, creating a seamless and sophisticated finish.

FIRST FLOOR

LANDING

with stairs to the second floor

BEDROOM ONE

13'8 x 11'2 (4.17m x 3.40m)

An excellent sized double bedroom

BEDROOM TWO

8'6 x 12'4 (2.59m x 3.76m)

A second good sized double

BEDROOM THREE

9'2 x 14'5 (2.79m x 4.39m)

A third double

SECOND FLOOR

CONVERTED LOFT SPACE

14'6 x 14'9 (4.42m x 4.50m)

with eaves storage and Velux window

OUTSIDE

Step outside to discover a stunning south-facing garden, designed for low-maintenance enjoyment. A true sun trap, this outdoor space is perfect for summer barbecues, morning coffees, or simply unwinding in the fresh air.

CENTRAL HEATING

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

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.

COUNCIL TAX BAND

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

VIEWINGS

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

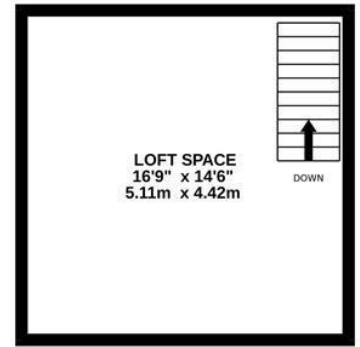
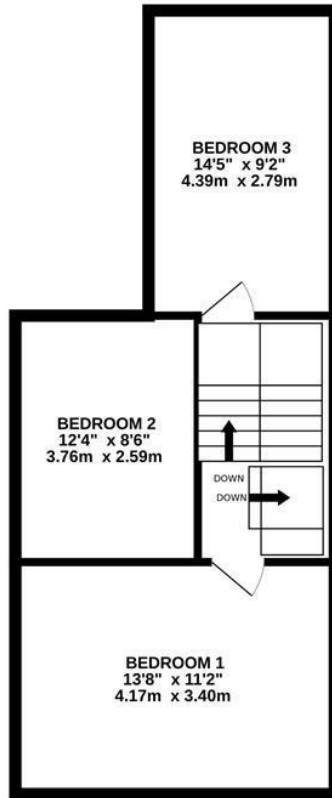
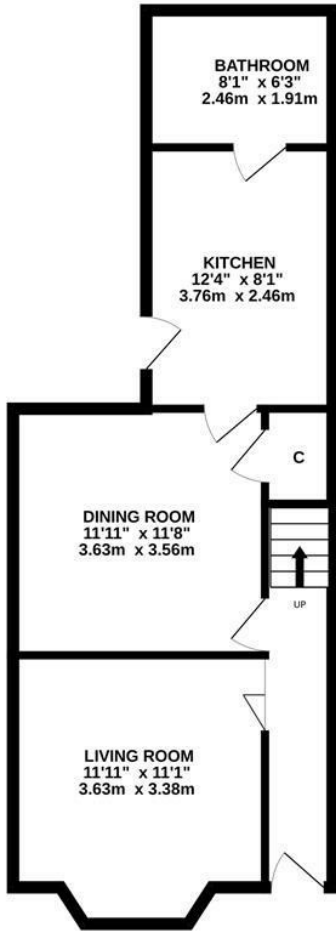
DISCLAIMER

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

2ND 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	

