



SYMONDS + GREENHAM

Estate and Letting Agents



106 The Queensway, Hull, HU6 9BL

Offers over £130,000

Situated on The Queensway in Hull, this charming semi-detached house presents an excellent opportunity for first-time buyers. The property boasts a spacious reception room that welcomes you into the home, leading to a large kitchen and conservatory that offers a perfect space for relaxation or entertaining guests.

With two generously sized double bedrooms, both equipped with fitted wardrobes, this home provides ample storage and comfort. The well-appointed bathroom ensures convenience for daily living.

One of the standout features of this property is the generous rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, parking is available, making it easy for you and your guests to come and go.

Importantly, this property comes with no onward chain, allowing for a smooth and straightforward purchasing process. This delightful home is ready for you to move in and make it your own. Don't miss the chance to view this wonderful property that combines comfort, space, and a prime location.

GROUND FLOOR

LOUNGE

15'5 x 12'7 (4.70m x 3.84m)

An excellent sized reception room with stairs to the first floor and feature fire place

KITCHEN

12'7 x 8'11 (3.84m x 2.72m)

with a range of eye and base level units with complementing work surfaces, plumbing for washing machine, space for tumble dryer, space for fridge freezer, electric oven, gas hob with overhead extractor fan, stainless steel sink and drainer unit and door to the conservatory

CONSERVATORY

12'8 x 11'11 (3.86m x 3.63m)

A bright and spacious conservatory with French doors to the rear garden

FIRST FLOOR

LANDING

BEDROOM ONE

12'7 x 8'5 (3.84m x 2.57m)

An excellent sized double bedroom with fitted wardrobes

BEDROOM TWO

12'7 x 7'10 (3.84m x 2.39m)

A second good sized double with fitted wardrobes

BATHROOM

7'3 x 6'2 (2.21m x 1.88m)

with vanity hand basin unit housing low-level WC, heated towel rail, tiled bath with overhead shower attachment and tiles from floor to ceiling

OUTSIDE

The generous rear garden is an excellent space to relax or entertain guests laid to areas of lawn and raised decking with a wooden shed for storage and summer house to the rear

PARKING

The property benefits from a front and side drive giving off street parking for a number of vehicles

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

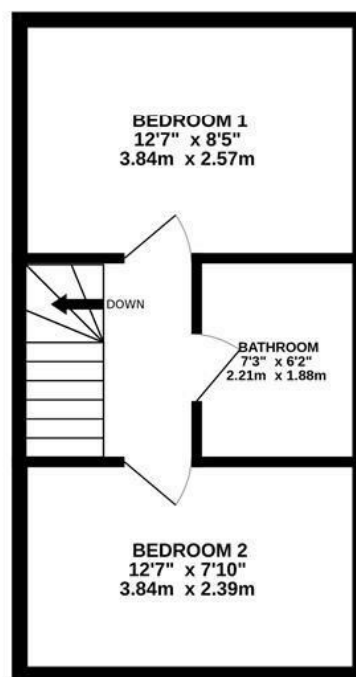
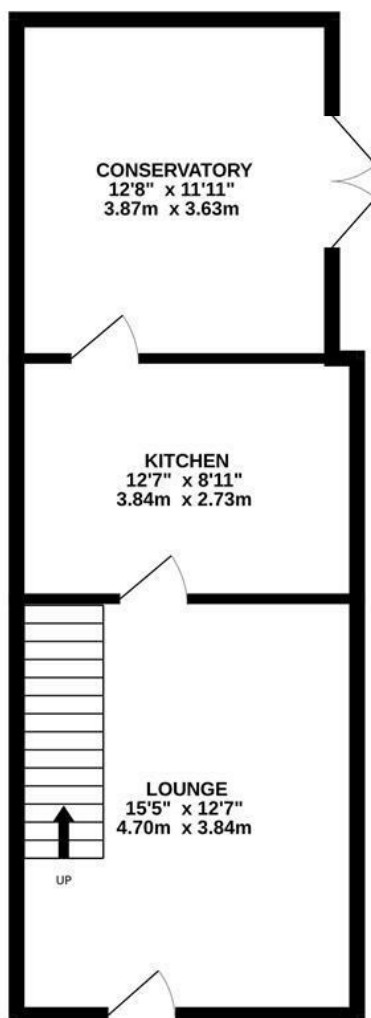
Symonds + Greenham have been informed that this property is in Council Tax Band B

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.



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	

