



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 106 Clumber Street, Hull, East Yorkshire HU5 3RN

### £125,000

TWO SPACIOUS BEDROOMS WITH AMPLE STORAGE AND VERSATILE USE - CHARMING PERIOD FEATURES COMBINED WITH MODERN LIVING - PRIME DUKERIES LOCATION WITH EXCELLENT AMENITIES AND TRANSPORT LINKS

Nestled on Clumber Street in the vibrant city of Hull, this stunning two-bedroom mid-terrace house is a true gem. With its charming period features, this property is a credit to its current owner, showcasing a delightful blend of character and modern living.

Upon entering, you will be greeted by a warm and inviting reception room, perfect for relaxing or entertaining guests. The spacious master bedroom offers ample storage, ensuring that you have plenty of room for your belongings. The second bedroom is equally well-proportioned, making it ideal for guests, a home office, or a child's room.

The property boasts a well-appointed bathroom, designed for both comfort and convenience. The layout of the house is practical, providing a seamless flow from room to room, which enhances the overall living experience.

Located in the desirable Dukeries area, this home is surrounded by a wealth of amenities, including shops, parks, and excellent transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

This mid-terrace house is not just a place to live; it is a home that offers both style and functionality. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this charming house your new home.

## LOUNGE

10'9 x 10'3 max (3.28m x 3.12m max)

With bay window and feature fireplace

## DINING AREA

11'2 x 10'4 max (3.40m x 3.15m max)

## KITCHEN

11'3 x 6'10 max (3.43m x 2.08m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, electric oven and hob with overhead extractor fan, space for fridge freezer, space for washing machine

## BEDROOM ONE

12'5 x 10'9 max (3.78m x 3.28m max)

With feature fireplace, double fitted wardrobes and storage cupboard

## BEDROOM TWO

11'1 x 8'5 max (3.38m x 2.57m max)

With feature fireplace

## LANDING

With fitted cupboards

## BATHROOM

6'10 x 6'6 max (2.08m x 1.98m max)

Featuring a panelled bath with overhead shower attachment, low level w/c, hung hand basin, tiled to splash back areas

## OUTSIDE

The property benefits from a small gated front yard, the rear yard is paved with a timber built shed and gated back passage access

## 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

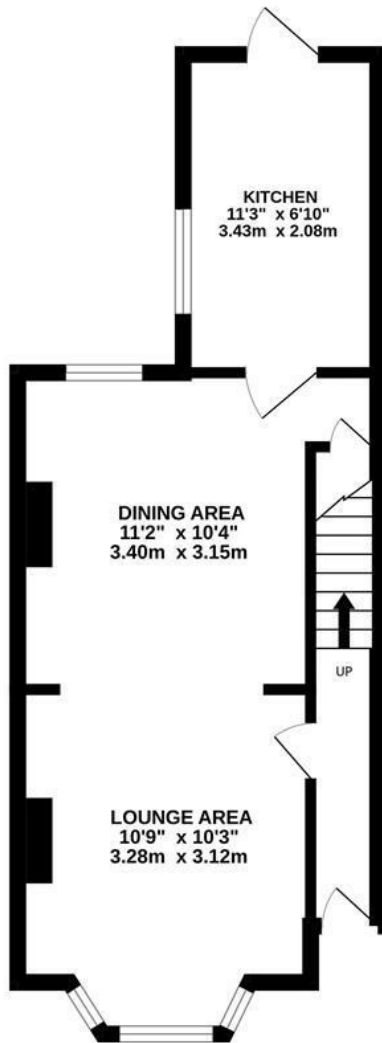
The property has the benefit of double glazing.

## TENURE

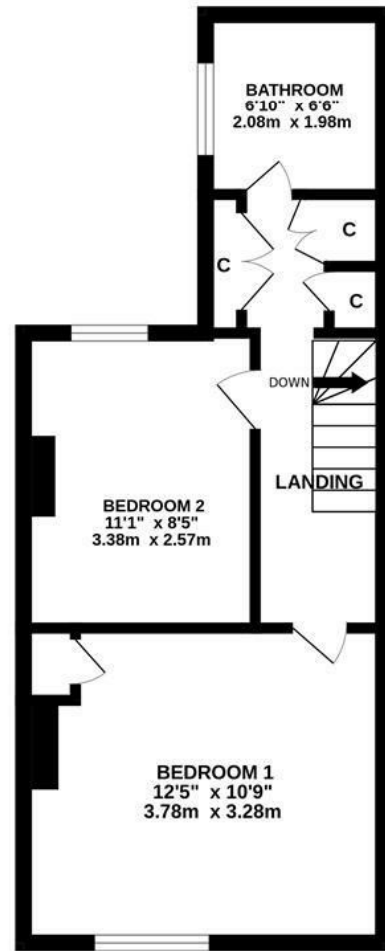
Symonds + Greenham have been informed that this property is Freehold



GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.




1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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>			
(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	