



SYMONDS + GREENHAM

Estate and Letting Agents



79 Worthing Street, Hull, HU5 1PP

£100,000

BEAUTIFULLY UPDATED TWO-BEDROOM MID-TERRACE IN POPULAR LOCATION - MODERN FITTED KITCHEN & BATHROOM – MOVE-IN READY - CLOSE TO NEWLAND AVENUE AMENITIES – IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

Nestled on Worthing Street in Hull, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned bedrooms and a comfortable reception room, this property offers a warm and inviting atmosphere, perfect for creating a home.

The house has recently undergone significant improvements, featuring a newly fitted kitchen and bathroom that blend modern convenience with stylish design. These upgrades not only enhance the functionality of the space but also add a touch of contemporary elegance, making it a must-see for anyone seeking a move-in ready property.

Situated in close proximity to Newland Avenue, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks, ensuring that daily conveniences are just a short stroll away. The vibrant community atmosphere of the area further enhances the appeal of this lovely home.

In summary, this terraced property on Worthing Street is a fantastic find, combining modern living with a prime location. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this home is sure to meet your needs. Do not miss the chance to view this exceptional property.

LIVING ROOM

12'0 x 11'4 max (3.66m x 3.45m max)

With bay window

DINING ROOM

11'9 x 9'2 max (3.58m x 2.79m max)

KITCHEN

11'3 x 8'9 max (3.43m x 2.67m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, space for oven with overhead extractor fan, space for fridge freezer, tiled to splash back areas

BEDROOM ONE

15'0 x 10'1 max (4.57m x 3.07m max)

BEDROOM TWO

11'9 x 9'8 max (3.58m x 2.95m max)

BATHROOM

11'3 x 8'9 max (3.43m x 2.67m max)

Featuring a panelled bath with overhead shower, low level w.c. vanity hand basin, heated towel rail and tiled to splash back areas

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.

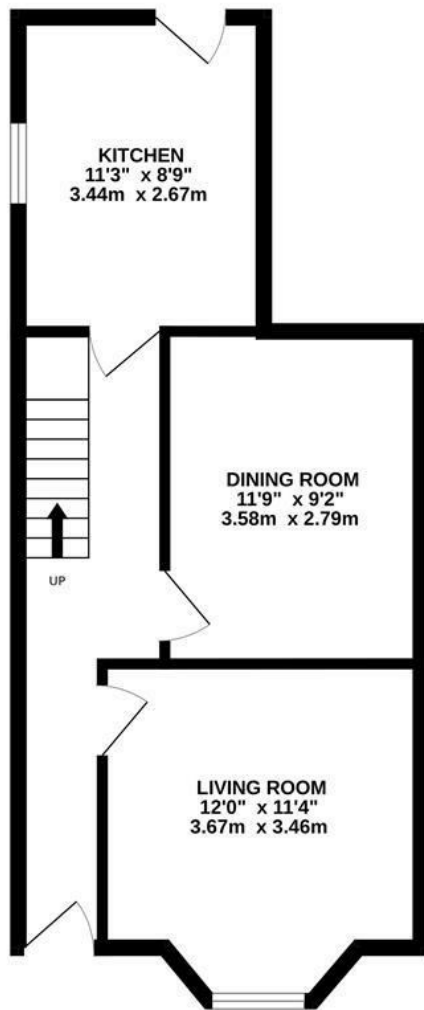
TENURE

Symonds + Greenham have been informed that this property is Freehold

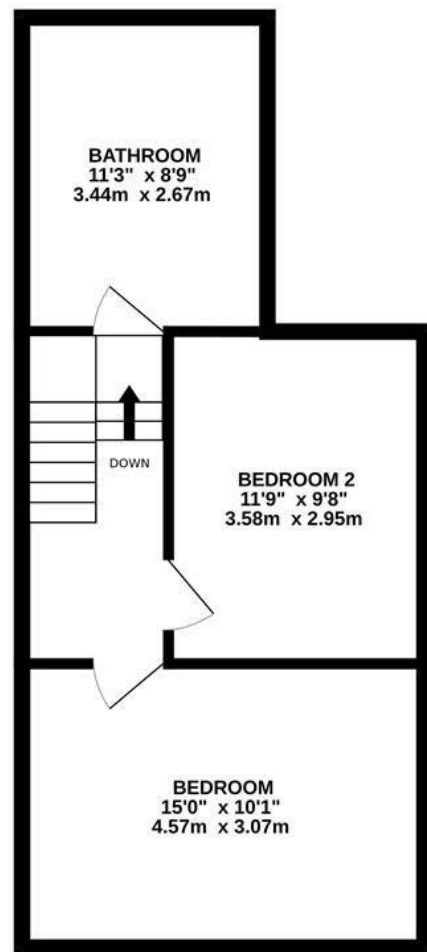
VIEWINGS

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

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

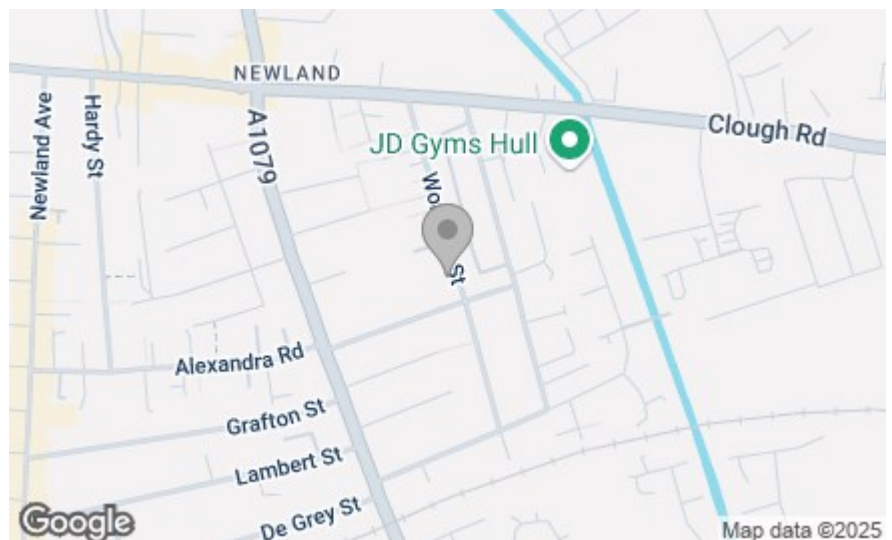


1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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) 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	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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	