



SYMONDS + GREENHAM

Estate and Letting Agents



38 Lowther Street, Hull, HU3 6QF

Offers over £65,000

SPACIOUS FIRST-FLOOR APARTMENT IN PRIME HULL LOCATION NEAR KC STADIUM AND HULL ROYAL INFIRMARY - TWO GENEROUS BEDROOMS, OPEN-PLAN LOUNGE/DINER, AND KITCHEN - PRIVATE ENTRANCE AND COMMUNAL GARDENS

Nestled on Lowther Street in Hull, this spacious first-floor apartment presents an exceptional opportunity for first-time buyers, investors or those seeking a convenient urban lifestyle. The property is ideally situated, with the KC Stadium and Hull Royal Infirmary just a short distance away, ensuring that essential amenities are readily accessible. The vibrant surroundings also offer excellent transport links, making commuting a breeze, while the picturesque West Park is merely a leisurely stroll from your doorstep.

Upon entering, you will appreciate the private entrance that leads into a welcoming open-plan lounge and dining area, perfect for both relaxation and entertaining. The large kitchen provides ample space for culinary pursuits. The apartment features two generously sized bedrooms, ensuring comfort and privacy, alongside a well-appointed bathroom.

Additional benefits include double glazing and gas central heating, which contribute to a warm and inviting atmosphere throughout the year. The property is move-in ready, allowing you to settle in without delay. Outside, you will find communal gardens that enhance the appeal of the residence, along with on-street parking for your convenience.

HALLWAY

LOUNGE/DINER

17'8 x 11'9 max (5.38m x 3.58m max)

With feature fireplace

KITCHEN

10'7 x 11'0 max (3.23m x 3.35m max)

With a range of base to eye level units, work top surfaces, sink and draining unit, electric oven, gas hobs, space for fridge freezer, space for washing machine

BEDROOM ONE

11'0 x 10'4 max (3.35m x 3.15m max)

BEDROOM TWO

11'0 x 7'0 max (3.35m x 2.13m max)

BATHROOM

8'7 x 6'8 max (2.62m x 2.03m max)

Featuring a panelled bath with overhead shower attachment, pedestal hand basin and low level w.c.

OUTSIDE

With surrounding communal gardens and on street parking

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

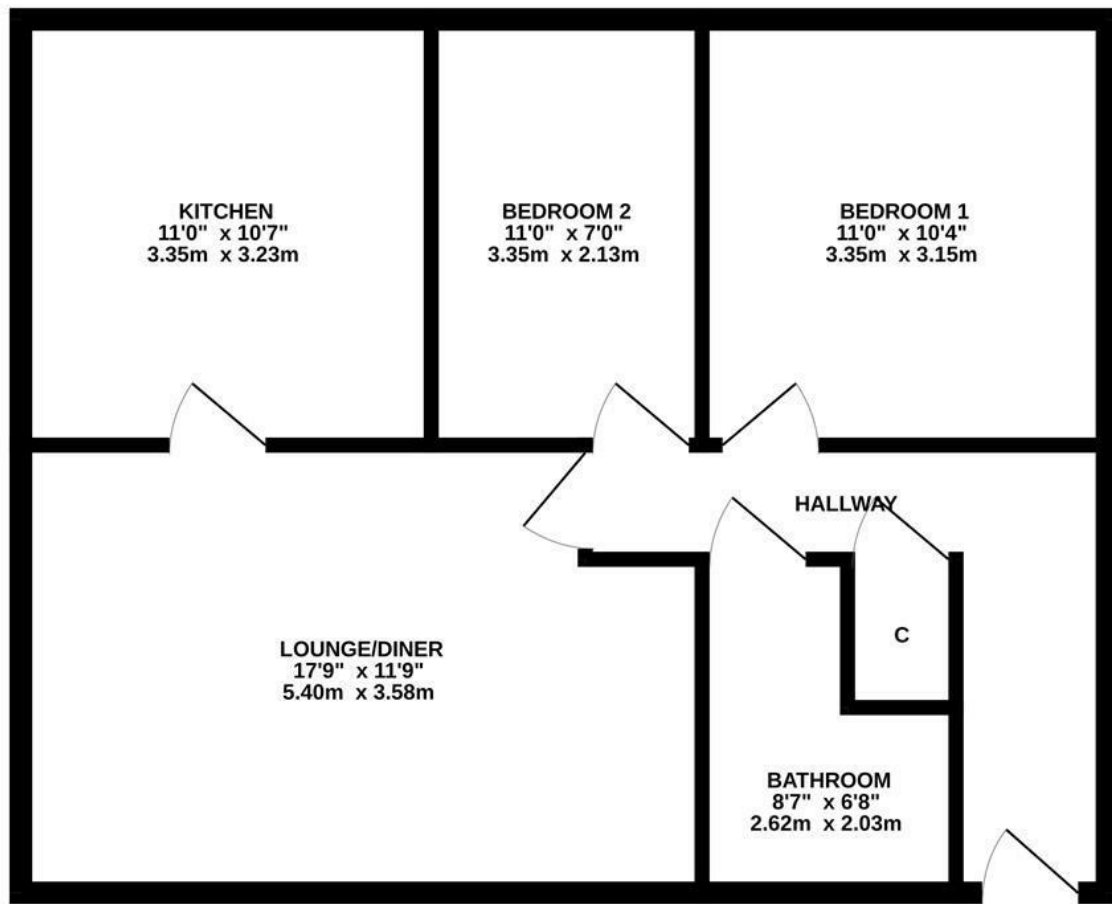
Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

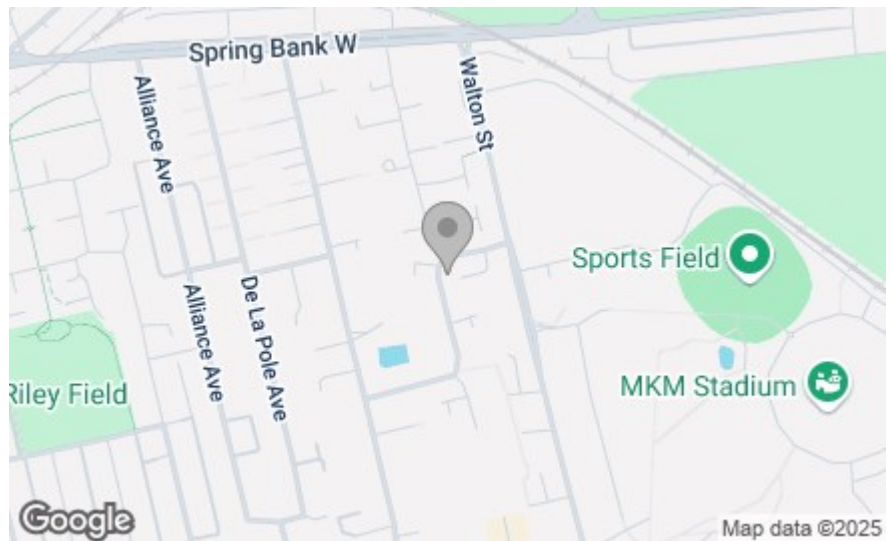
VIEWINGS

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

GROUND 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			
(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	