



SYMONDS + GREENHAM

Estate and Letting Agents



151 Sharp Street, Hull, HU5 2AE

£130,000

FANTASTIC TWO BED TERRACED - BEAUTIFUL SOUTH FACING REAR GARDEN - STYLISH, MODERN KITCHEN - CONVERTED LOFT SPACE - CALM AND SERENE OPEN PLAN LIVING SPACE - FUNCTIONAL CONSERVATORY

Situated on the ever popular Sharp Street in the heart of HU5, this beautiful two bedroom terraced home is perfectly placed to enjoy the vibrant lifestyle offered by Newland Avenue, Princes Avenue and Chanterlands Avenue. With an array of bars, restaurants, cafes and shops all within walking distance, this stylish property is ideal for buyers looking to be at the centre of a thriving community.

The home is beautifully presented throughout and comprises a welcoming front porch, an open plan living and dining area that offers a bright and sociable space, a modern and stylish kitchen and a charming conservatory overlooking the garden, all on the ground floor. To the first floor are two generously sized double bedrooms and a contemporary bathroom. A converted loft space with high ceilings provides excellent versatility, ideal as a home office, hobby room or additional storage.

Externally, the property boasts an impressive south facing rear garden—unusually large for the area—offering plenty of space for outdoor entertaining, gardening, or simply enjoying the sunshine. This is a truly special home in a fantastic location that combines charm, space and convenience.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

PORCH

with door to...

OPEN PLAN LOUNGE/DINING ROOM

26'6 x 13'8 max (8.08m x 4.17m max)

a stylish open plan living dining room with bay window, stairs to first floor, under stairs storage cupboard and door to the...

KITCHEN

12'8 x 7'5 max (3.86m x 2.26m max)

a beautiful, modern kitchen with a range of eye and base level units with complementing work surfaces, ceramic sink with mixer tap and drainer unit, integrated double oven with gas hob and overhead extractor fan, integrated dish washer, integrated fridge freezer, with sky light and door to the...

CONSERVATORY

13'4 x 8'9 max (4.06m x 2.67m max)

a spacious conservatory with plumbing for washing machine, small workspace and French doors to the rear garden

FIRST FLOOR

LANDING

with doors to bedrooms 1 and 2, door to bathroom and stairs to the second floor

BEDROOM 1

13'7 x 12'1 max (4.14m x 3.68m max)

a superb, serene primary bedroom

BEDROOM 2

12'3 x 7'9 max (3.73m x 2.36m max)

another spacious double bedroom

BATHROOM

a delightful bathroom with low level w/c, pedestal sink basin, fitted storage cupboard and panelled bath with electric shower, with tiles to splash back areas

SECOND FLOOR

LOFT SPACE

12'3 x 10'8 max (3.73m x 3.25m max)

a versatile loft space with a high ceiling, that can be used for a variety of functions including a home office, music space or hobbies room (not to building regs)

OUTSIDE

an extensive south facing rear garden that is quite the sun trap with a fantastic paved patio, a variety of mature shrubbery and a long lawn with tree border, enclosed by timber fencing

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

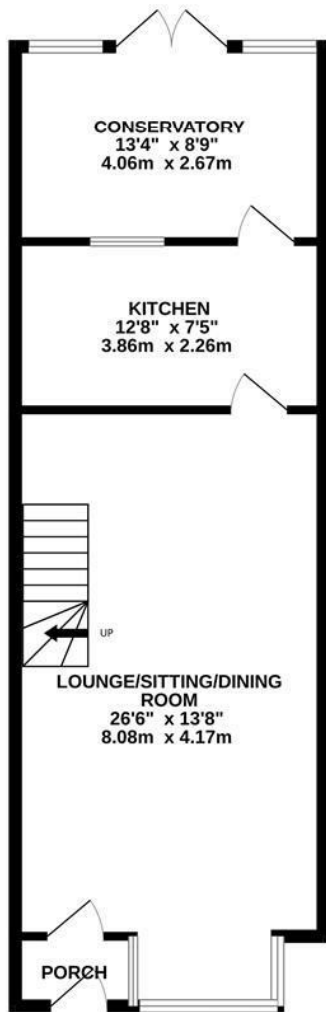
Symonds + Greenham have been informed that this property is Freehold.

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

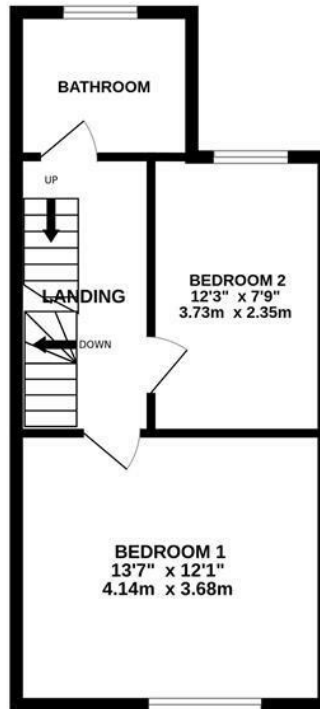
VIEWINGS

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

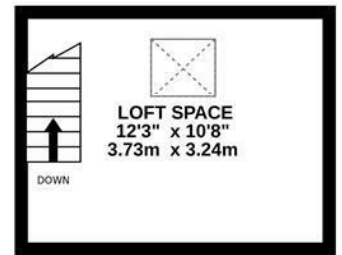
GROUND FLOOR



1ST FLOOR



LOFT SPACE



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

