



SYMONDS + GREENHAM

Estate and Letting Agents



115 Welbeck Street, Hull, HU5 3SB
£115,000

GROUND FLOOR

LOUNGE

11'10 x 9'2 max (3.61m x 2.79m max)

a fantastic living room with bay window and space for log burner

DINING ROOM

12'2 x 11'2 max (3.71m x 3.40m max)

an open plan dining area adjoining the kitchen with stairs to first floor

KITCHEN

10'10 x 5'11 max (3.30m x 1.80m max)

a modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap, integrated dishwasher, space for under counter fridge and freezer, with door to the rear and sliding door to...

BATHROOM

a stylish bathroom with low level w/c, sink basin with vanity unit, column radiator and panelled bath with hand held and waterfall shower attachments, with tiles to splash back areas and sliding door

FIRST FLOOR

BEDROOM 1

12'2 x 10'10 max (3.71m x 3.30m max)

a spacious primary bedroom with fitted units

BEDROOM 2

12'2 x 9'2 max (3.71m x 2.79m max)

another good sized double bedroom with fitted storage cupboard

GARAGE/WORKSHOP

a fantastic versatile space with power supply that can be used for a variety of function

OUTSIDE

a delightful, larger than average, south facing garden with concrete patio, artificial grass and raised seating area with pergola, complete with a fantastic outdoor kitchen including a BBQ and built in pizza oven, all enclosed by timber fencing and gated access to the ten foot.

To the front, the property boasts space for off street parking for one vehicle

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

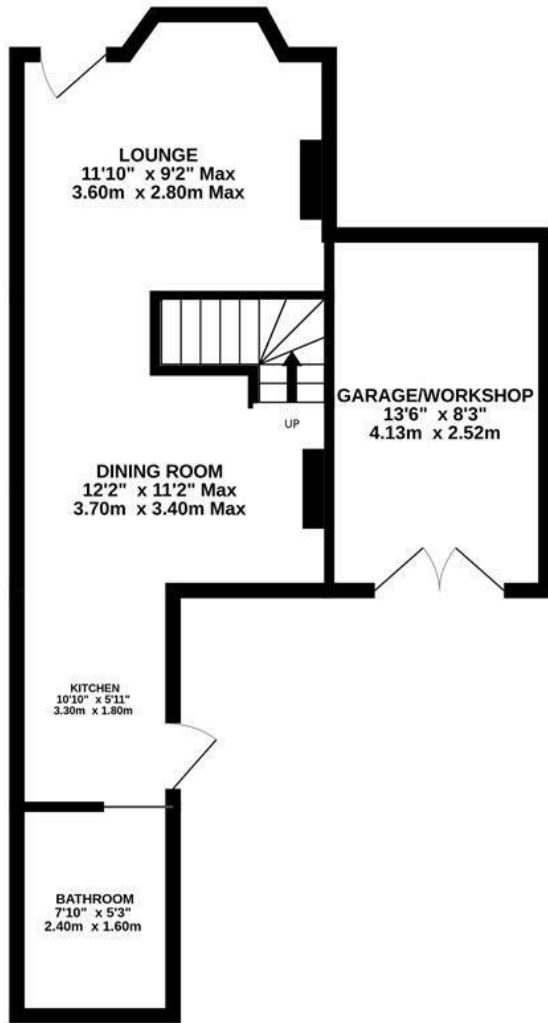
Symonds + Greenham have been informed that this property is Freehold.

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

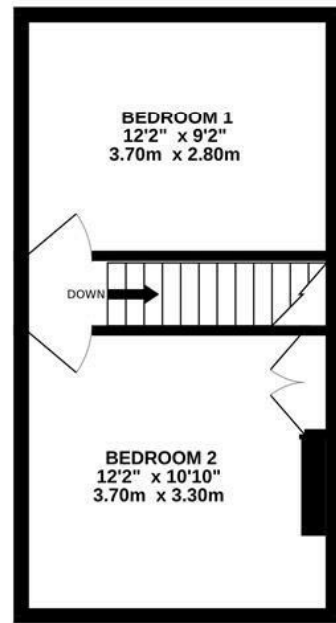
VIEWINGS

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

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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		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	

