



SYMONDS + GREENHAM

Estate and Letting Agents



1 Endsleigh Villas Reynoldson Street, Hull, HU5 3BX

£100,000

SENSATIONAL TWO BED END TERRACED - MOVE IN CONDITION - FULLY REFURBISHED - SLEEK MODERN FIXTURES AND FITTINGS - WEST FACING REAR COURTYARD - POPULAR HU5 LOCATION - STONE'S THROW FROM LOCAL AMENITIES

This beautiful two bedroom end terraced property on Endsleigh Villas, just off Reynoldson Street, has been fully refurbished to an exceptional standard and is ready to move straight into. Situated in the heart of the ever popular HU5 area, the home is ideally located within walking distance of the vibrant shops, bars, cafés and restaurants found along Newland Avenue and Princes Avenue, with excellent transport links via a regular bus route to the city centre.

Having undergone a full transformation, the property is perfect for first time buyers seeking a stylish and low maintenance home. The ground floor comprises a welcoming living room, a sleek and modern kitchen, a useful utility room, rear lobby and a contemporary bathroom. Upstairs offers two beautifully presented double bedrooms, both finished to a high standard and full of natural light.

Externally, the property benefits from low maintenance front and rear outdoor spaces, perfect for soaking up the sunshine and enjoying outdoor living with minimal upkeep. This is a superb opportunity to purchase a turn key home in a highly sought after location. Early viewing is highly recommended.

CONTACT US TODAY TO ARRANGE YOUR VIEWING!

GROUND FLOOR

LIVING ROOM

14'6 x 11'6 max (4.42m x 3.51m max)

a stylish living room with bay window and door to the...

KITCHEN

a stylish kitchen with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, integrated oven with gas hob and overhead extractor fan, under stairs storage and stairs to first floor, with access to...

UTILITY ROOM

with work unit, plumbing for washing machine and space for fridge freezer

REAR LOBBY

with door to the rear garden

BATHROOM

a fantastic modern bathroom with low level w/c, sink basin with vanity unit and panelled bath with waterfall shower head

FIRST FLOOR

BEDROOM 1

a beautifully styled primary bedroom

BEDROOM 2

another good sized double bedroom with fitted storage cupboard

OUTSIDE

a delightful west facing courtyard, which is quite the sun trap, enclosed by brick wall and timber gate, providing access to the ten foot.

To the front, the property boasts a small enclosed, low maintenance space, enclosed by low level brick wall

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

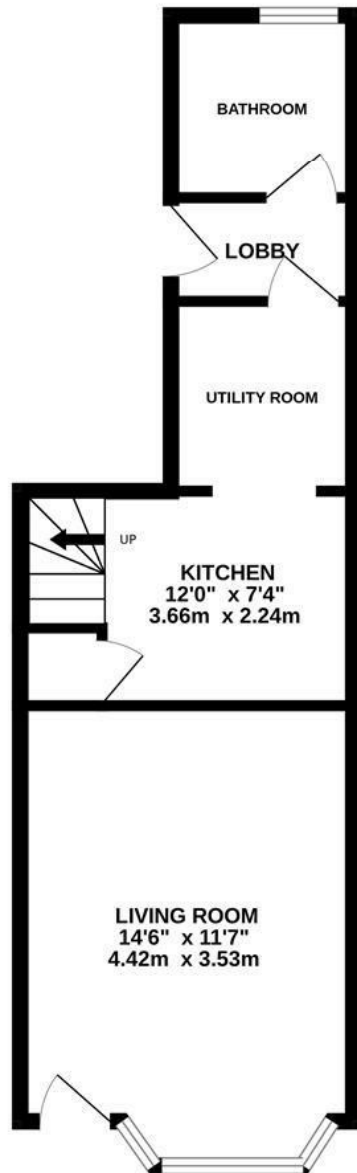
Symonds + Greenham have been informed that this property is Freehold.

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

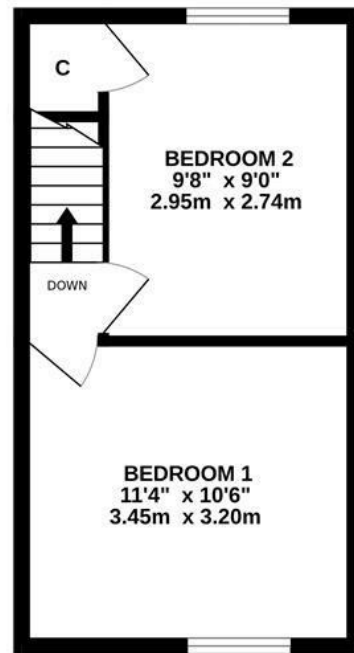
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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	
(02 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	

