



SYMONDS + GREENHAM

Estate and Letting Agents



21 John Street, Hull, HU2 8DH

£200,000

Nestled on the charming John Street in Hull, this delightful mid-terraced house offers a perfect blend of historical charm and modern convenience. With its prime location in Hull City Centre, residents will enjoy easy access to a variety of shopping, dining, and cultural attractions, including the renowned Hull New Theatre and the picturesque Queens Gardens.

This two-bedroom home is full of character, showcasing original features such as elegant fireplaces and high ceilings that add to its unique appeal. The property is thoughtfully arranged over three floors, with the top floor featuring a well decorated loft space that presents an excellent opportunity to be developed into additional living accommodation or a creative studio.

On the ground floor, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The kitchen is a true highlight, equipped with a cast-iron range cooker with integrated gas boiler by Alpha and a traditional Belfast sink, making it a delightful space for culinary enthusiasts.

The first floor is home to two generously sized double bedrooms, a convenient utility space, and a stylish bathroom that boasts a luxurious four-piece suite, including a charming claw-foot bath.

Outside, the property benefits from a lovely rear courtyard, which offers both pedestrian and vehicular access, ensuring off-street parking is readily available. This home is not just a place to live; it is a lifestyle choice, perfectly situated to enjoy the vibrant atmosphere of Hull while providing a comfortable and characterful retreat.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

TENURE

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

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

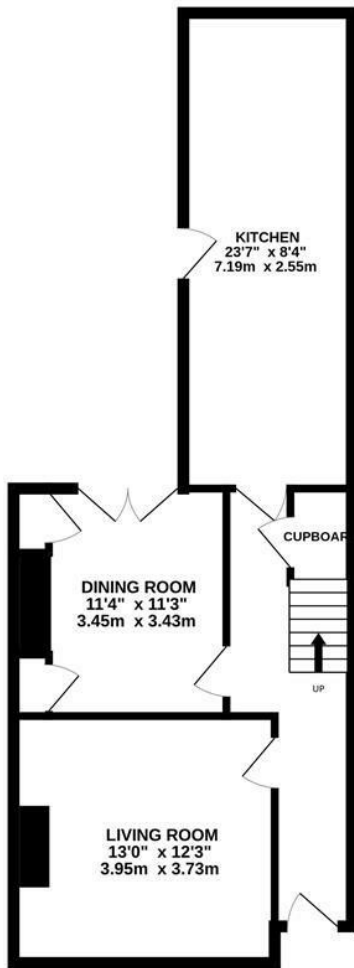
DISCLAIMER

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.

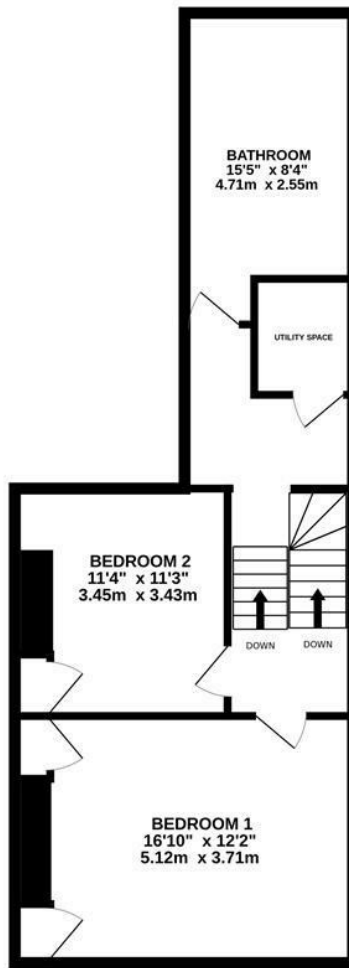
VIEWINGS

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

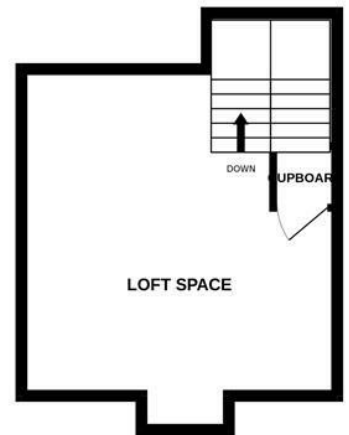
GROUND FLOOR



1ST FLOOR



2ND 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	

