



SYMONDS + GREENHAM

Estate and Letting Agents



2 Beech Grove Perth Street, Hull, HU5 3PG

£90,000

FANTASTIC TWO BED TERRACED - STYLISH KITCHEN - WEST FACING GARDEN - POPULAR HU5 LOCATION - CLOSE TO AMENITIES ON CHANTS AND PRINCES AVE - GOOD TRANSPORT LINKS

Situated on Beech Grove just off Perth Street, this well presented two bedroom mid terraced home enjoys a prime central location in the heart of HU5. Ideally positioned close to the vibrant amenities of Chanterlands and Princes Avenue, the property is within walking distance of a wide range of bars, cafes, shops and enjoys excellent access to public transport links into the city centre and beyond.

Inside, the property offers a welcoming porch leading into a spacious living room with a charming bay window, followed by a modern kitchen, a rear lobby and a contemporary ground floor bathroom. Upstairs, there are two generously sized double bedrooms, both tastefully decorated and offering comfortable living space.

Externally, the property boasts a lovely west facing courtyard garden that captures the afternoon and evening sun, ideal for relaxing or entertaining, along with a small, low maintenance front garden. This home is perfect for first time buyers or professionals looking to live in a lively and well connected area.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

PORCH

with door to...

LIVING ROOM

13'5 x 11'9 max (4.09m x 3.58m max)

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

KITCHEN

11'8 x 9'1 max (3.56m x 2.77m max)

a modern kitchen with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, space for oven, overhead extractor fan, with access to...

REAR LOBBY

with work bench, plumbing for washing machine, space for fridge and doors to the rear garden and...

BATHROOM

a modern bathroom with low level w/c, sink basin with vanity unit and panelled bath with overhead shower attachment

FIRST FLOOR

BEDROOM 1

11'9 x 11'0 max (3.58m x 3.35m max)

a fantastic primary bedroom

BEDROOM 2

9'9 x 8'8 max (2.97m x 2.64m max)

another good sized double bedroom

OUTSIDE

a delightful west facing courtyard, with concrete and gravel, enclosed by brick wall and timber gate.

To the front, the property boasts a small garden with some shrubbery and concrete path.

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.

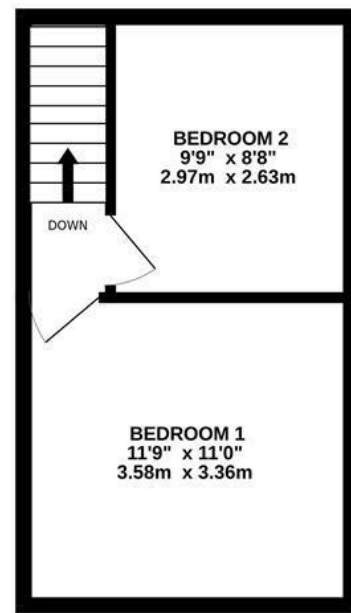
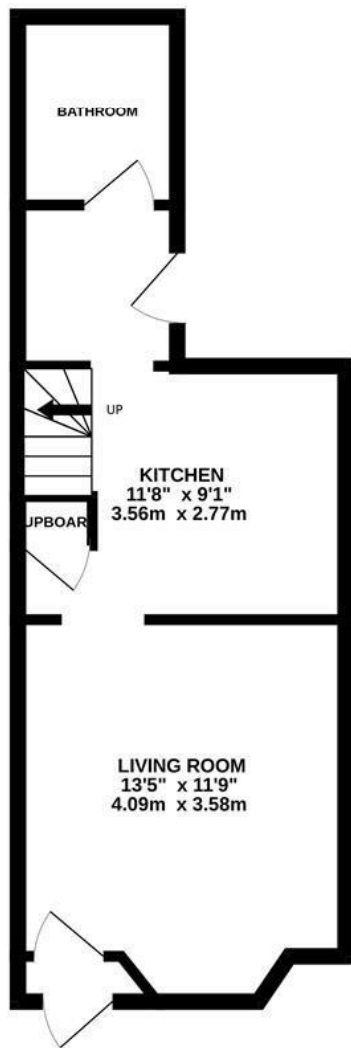
TENURE

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.



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	

