



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 199 Blenheim Street, Hull, HU5 3PL

### £120,000

POPULAR HU5 LOCATION - CLOSE TO AMENITIES ON PRINCES AND CHANTERLANDS AVENUE - REGULAR BUS ROUTE INTO CITY CENTRE - THREE DOUBLE BEDROOMS - REQUIRES MODERNISING - SOUTH FACING YARD

Situated on Blenheim Street in the ever popular HU5 location, this spacious three bedroom terraced property presents a fantastic opportunity for buyers looking to modernise and create a home tailored to their own style. Ideally located close to the vibrant amenities of Princes Avenue and Chatterlands Avenue, the property benefits from a wide variety of shops, cafés, bars, and excellent transport links with regular bus routes into the city centre.

The property is arranged over two floors and offers generous living space throughout. The ground floor comprises a welcoming front porch, a spacious open plan living and dining area, a fitted kitchen, ground floor bathroom and a convenient w.c. To the first floor are three well proportioned double bedrooms, offering plenty of space for a growing family or for those needing additional room for a home office or guest accommodation.

Externally, the property features a south facing rear yard that enjoys plenty of natural sunlight and provides a private outdoor space with potential. While the home does require modernisation, it holds great potential in a highly desirable location.

**BOOK YOUR VIEWING NOW!**

## GROUND FLOOR

### FRONT PORCH

with door to...

### LIVING ROOM

*13'4 x 11'2 max (4.06m x 3.40m max)*

a spacious open plan living room with squared bay window and feature fireplace, adjoining the...

### DINING ROOM

*11'8 x 10'5 max (3.56m x 3.18m max)*

a good sized reception room with under stairs storage, door to the staircase and door to the...

### KITCHEN

*11'7 x 7'5 max (3.53m x 2.26m max)*

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for fridge freezer, plumbing for washing machine and with door to the rear garden and door to the...

### BATHROOM

tiled throughout with floating sink and panelled bath with hand held attachment

### W/C

with low level w/c

## FIRST FLOOR

### LANDING

### BEDROOM 1

*12'0 x 11'5 max (3.66m x 3.48m max)*

a spacious primary bedroom with fitted wardrobes

### BEDROOM 2

*11'9 x 8'5 max (3.58m x 2.57m max)*

a double bedroom with fitted units

### BEDROOM 3

*11'9 x 7'5 max (3.58m x 2.26m max)*

another double bedroom

### OUTSIDE

The property benefits from a south facing concrete courtyard with gated access to the ten foot

### 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

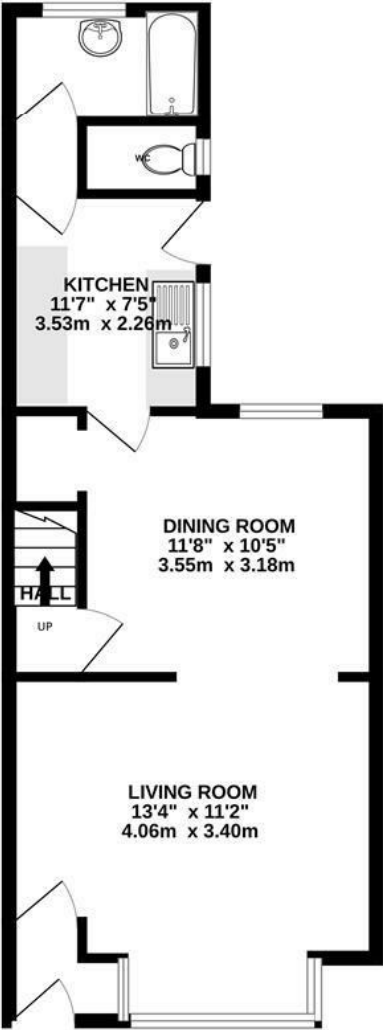
Symonds + Greenham have been informed that this property is Freehold.

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) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>60</b>	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(61-81) <b>B</b>	
(49-60) <b>C</b>	
(35-48) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

