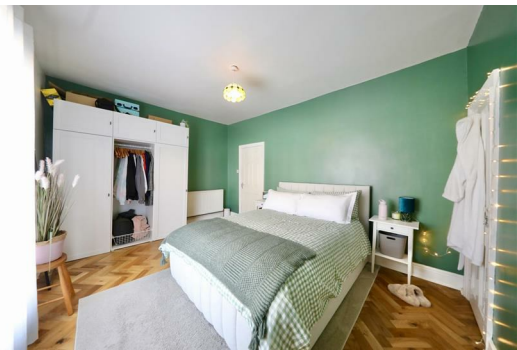




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 47 Reynoldson Street, Hull, HU5 3BH

### Offers over £120,000

Nestled in the charming Avenues area of Hull, this delightful mid-terrace house on Reynoldson Street offers a perfect blend of original features and modern adaptability. With two well-proportioned bedrooms and a comfortable reception room, this property is ideal for small families, couples, or individuals seeking a welcoming home.

The south-facing garden is a standout feature, providing a sunlit outdoor space perfect for relaxation or entertaining. Imagine enjoying your morning coffee in the warmth of the sun or hosting gatherings with friends and family in this inviting setting.

The property has been thoughtfully adapted by its current owners, showcasing its versatility to meet various lifestyle needs. The original features add character and charm, creating a unique atmosphere that is both homely and stylish.

Living in this vibrant community, you will find yourself surrounded by friendly neighbours and a welcoming environment. The Avenues location is known for its picturesque streets and proximity to local amenities, making it a desirable place to call home.

This mid-terrace house on Reynoldson Street presents an excellent opportunity for those looking to settle in a thriving area of Hull. With its appealing features and community spirit, this property is not to be missed.

### LIVING ROOM

10'7 x 11'2 max (3.23m x 3.40m max)

Feature fireplace

### DINING ROOM

10'9 x 11'6 max (3.28m x 3.51m max)

### KITCHEN

7'6 x 17'7 max (2.29m x 5.36m max)

Base to eye level units, complimentary work tops, electric over with gas hob and overhead extractor fan, sink and draining unit, space for fridge freezer, space for washing machine

### DOWNSTAIRS W/C

pedestal hand basin, low level w/c

### BEDROOM ONE

11'1 x 14'7 max (3.38m x 4.45m max)

### BEDROOM TWO

10'6 x 11'7 max (3.20m x 3.53m max)

Feature fireplace

### BATHROOM

7'10 x 7'10 max (2.39m x 2.39m max)

Panelled bath with overhead shower attachment, vanity hand basin, low level w/c, tiled to splash back back areas

### OUTSIDE

Paved patio yard with raised flower bed

### 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"

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

Symonds + Greenham have been informed that this property is Freehold

### DISCLAIMER

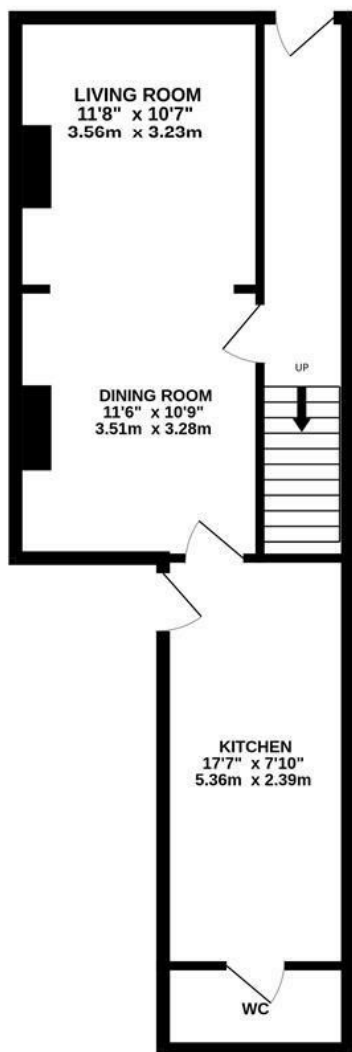
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

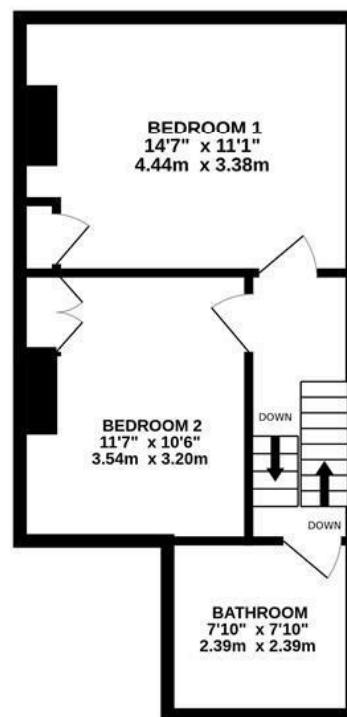
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

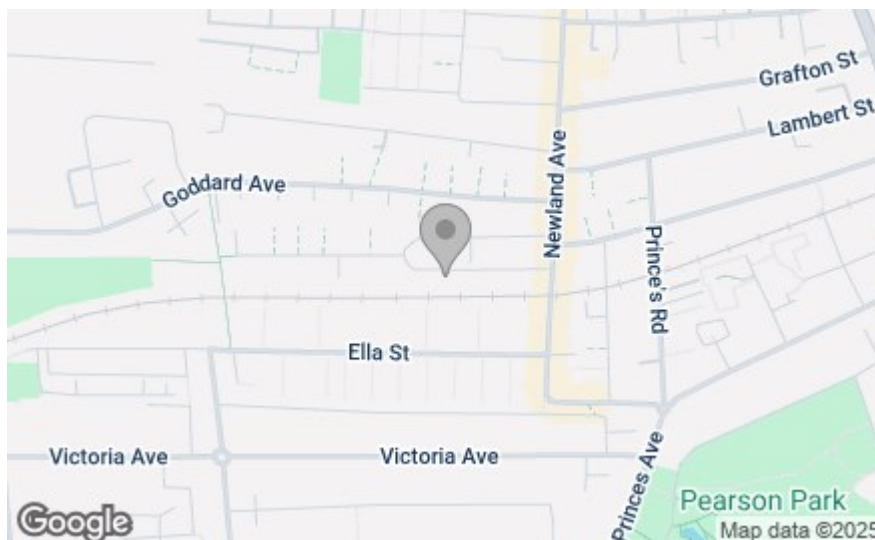


1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.

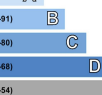


TOTAL FLOOR AREA: 870 sq.ft. (80.9 sq.m.) approx.

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		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) <b>A</b></div></div>			<div><div></div><div><b>85</b></div></div>
<div><div></div><div>(81-91) <b>B</b></div></div>			
<div><div></div><div>(69-80) <b>C</b></div></div>			
<div><div></div><div>(55-68) <b>D</b></div></div>		<div><div></div><div><b>65</b></div></div>	
<div><div></div><div>(39-54) <b>E</b></div></div>			
<div><div></div><div>(21-38) <b>F</b></div></div>			
<div><div></div><div>(1-20) <b>G</b></div></div>			
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			
(92 plus) <b>A</b>			<b>85</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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	