



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 57 Clumber Street, Hull, East Yorkshire HU5 3RH

### £135,000

TWO SPACIOUS DOUBLE BEDROOMS AND LARGE FAMILY BATHROOM - 22-FOOT OPEN-PLAN LOUNGE/DINER WITH BRIGHT, INVITING LAYOUT - STUNNING SOUTH-FACING GARDEN IN DESIRABLE DUKERIES LOCATION

Nestled on Clumber Street in the desirable Dukeries area of Hull, this charming end-terrace house is an ideal opportunity for first-time buyers seeking a home that is ready to move into. The property has been meticulously maintained and tastefully decorated by its current owners, showcasing a high standard of living throughout.

Upon entering, you are welcomed into a generous 22-foot lounge/diner, which offers a bright and airy space perfect for both relaxation and entertaining. The open-plan layout creates a warm and inviting atmosphere, making it an excellent setting for family gatherings or cosy evenings in. The kitchen is conveniently located adjacent, providing functionality and ease for daily living.

This delightful home features two spacious double bedrooms, ensuring ample room for rest and personal space. The bathroom suite is also notably spacious, designed to cater to your everyday needs with comfort and style.

One of the standout features of this property is the stunning south-facing rear garden. This outdoor oasis is a true sun trap, ideal for enjoying long summer evenings, hosting barbecues, or simply unwinding in a tranquil setting. Situated close to well-regarded schools and a variety of local amenities, including supermarkets, restaurants, and cafes, this property offers both convenience and community.

Do not miss the chance to view this exceptional home. Book your viewing today and discover the perfect place to start your journey as a homeowner in Hull.

#### **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.

#### **VIEWINGS**

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

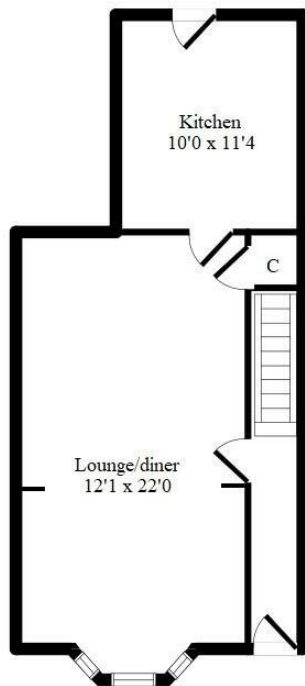
#### **DISCLAIMER**

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.

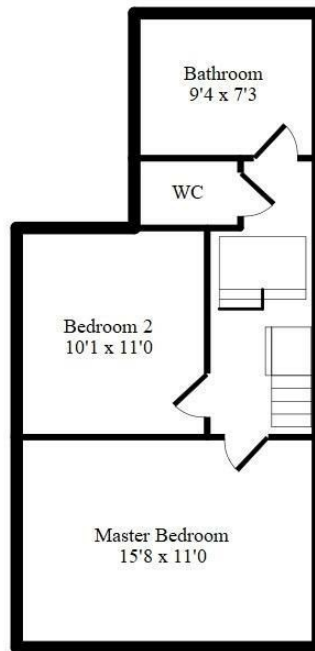
#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

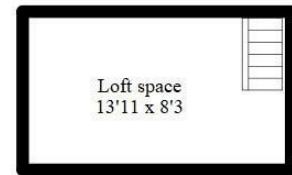




Ground Floor



First Floor



Second Floor

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	56	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	41	78

