



**SYMONDS + GREENHAM**

Estate and Letting Agents



## **37 St. Matthew Street, Hull, HU3 2UA** **£110,000**

Set on the ever-popular St. Matthew Street, this attractive end-terrace home offers a wonderful balance of space, comfort, and style. With three well-proportioned bedrooms, it's an ideal choice for families, professionals, or those seeking flexible space for guests or a home office.

The heart of the home is the spacious open-plan lounge and dining area – a welcoming setting for both everyday living and entertaining. The kitchen is generously sized, offering plenty of room for cooking, dining, and family gatherings, making it a true standout feature. Upstairs, the three bedrooms provide comfortable retreats, complemented by a well-appointed family bathroom.

Outside, the rear garden is a real highlight, thoughtfully designed with a pergola and seating area – perfect for summer barbecues, relaxing afternoons, or unwinding in a peaceful setting.

Early viewing is highly recommended to appreciate all it has to offer.

## CENTRAL HEATING

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

## 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.

## COUNCIL TAX BAND

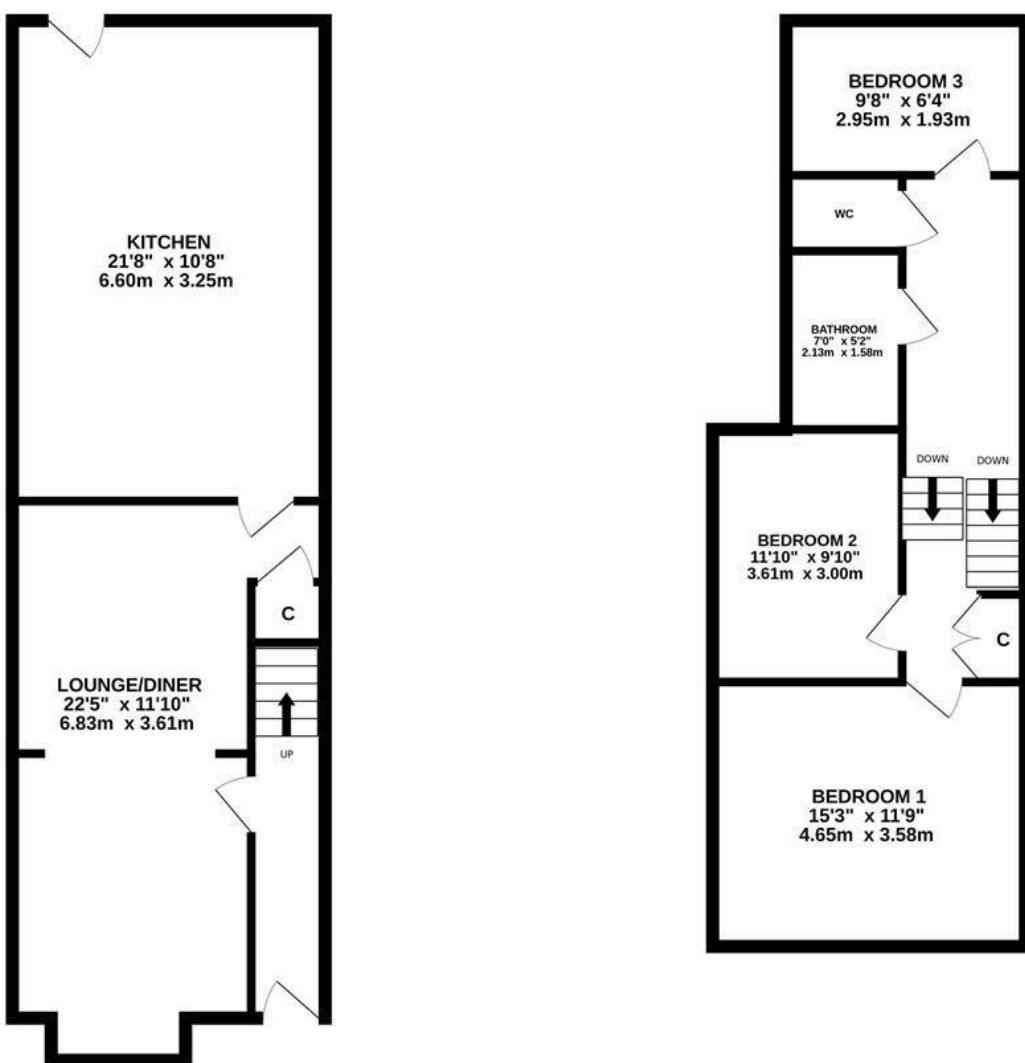
Symonds + Greenham have been informed that this property is in Council Tax Band A

## VIEWINGS

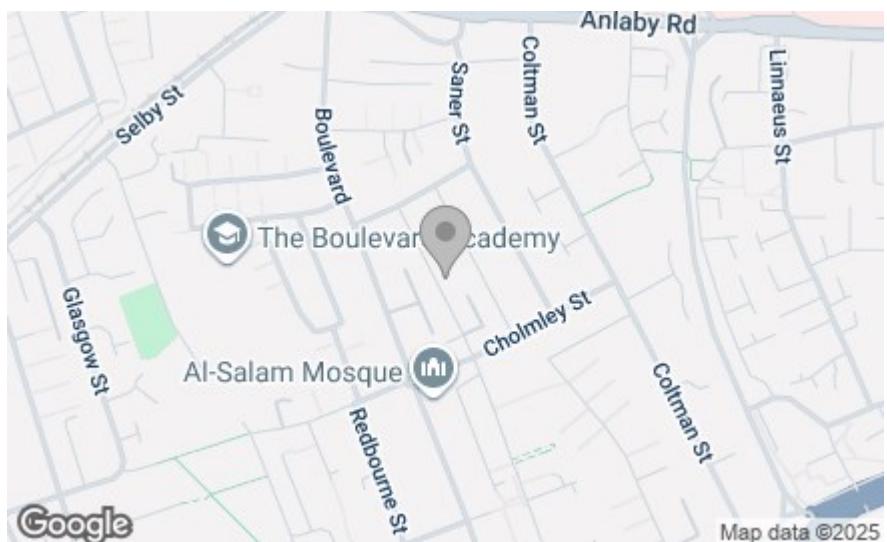
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

## 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.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 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		



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