



SYMONDS + GREENHAM

Estate and Letting Agents



4 St Augustines Princes Road, Hull, HU5 2QU

£75,000

TWO-BEDROOM MID-TERRACE HOME - NO ONWARD CHAIN - OPEN PLAN LOUNGE & KITCHEN - GROUND FLOOR BATHROOM - RECENT COSMETIC UPDATES - LOFT SPACE WITH VELUX WINDOW - POPULAR LOCATION OFF PRINCES ROAD - CLOSE TO BEVERLEY ROAD & NEWLAND AVENUE - IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

Nestled just off Princes Road in Hull, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. With no onward chain, this property is ready for you to move in and make it your own.

The house boasts a welcoming open plan lounge and kitchen, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The ground floor bathroom adds to the convenience of the layout, ensuring that all essential amenities are easily accessible.

This two-bedroom home has recently undergone cosmetic enhancements, making it a delightful choice for those looking to step onto the property ladder or expand their investment portfolio.

Upstairs, you will find stairs leading to a loft space, complete with a Velux window that allows natural light to flood in, offering potential for further development or simply additional storage.

Situated in a popular residential area between Beverley Road and Newland Avenue, you will enjoy the benefits of local amenities, parks, and excellent transport links, all within easy reach. This property truly represents a fantastic opportunity in a sought-after location. Don't miss your chance to view this lovely home.

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.

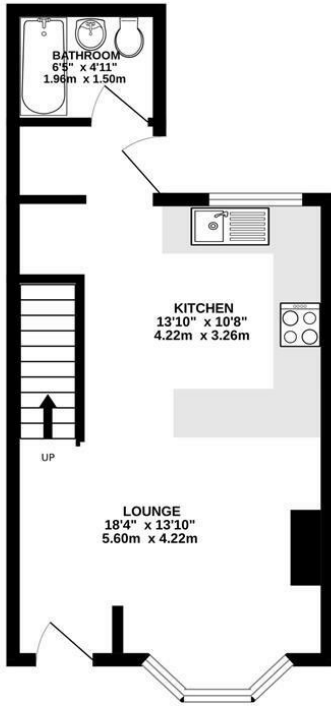
TENURE

Symonds + Greenham have been informed that this property is Freehold

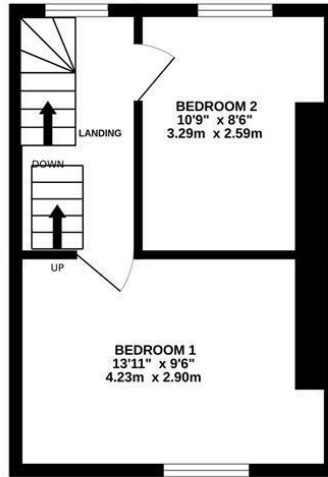
VIEWINGS

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

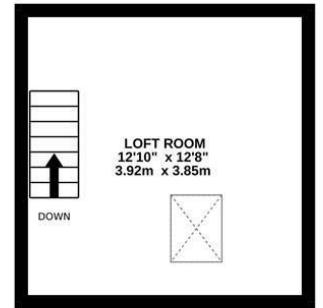
GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.7 sq.m.) approx.




2ND FLOOR
162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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) A</div></div>			<div><div></div><div>78</div></div>
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>		<div><div></div><div>66</div></div>	
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
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	
(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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

