



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 8 Elm Street, Hull, HU5 2QH

### £120,000

Welcome to this deceptively spacious two bedroom semi detached home on Elm Street, tucked away within a quiet residential setting and perfectly placed for easy access to local amenities. Beautifully presented throughout, this inviting property offers generous proportions, a modern and stylish finish and an abundance of storage, all complemented by the added bonus of owned solar panels for improved energy efficiency.

The accommodation begins with a welcoming entrance hall leading into a stylish living room, providing a comfortable and relaxing space to unwind. To the rear, the spacious kitchen diner forms the heart of the home, offering plenty of room for both cooking and dining, making it ideal for entertaining or family life. Upstairs are two impressive double bedrooms, a contemporary family bathroom finished to a high standard, and a spacious landing with built-in storage cupboards, ensuring excellent practicality.

Outside, the property occupies a lovely plot with a low maintenance rear garden that is quite the sun trap, perfect for enjoying warmer days. A front driveway provides convenient off street parking, while the superb lean-to offers a fantastic extension of the living space, complete with power supply and outdoor tap, ideal for hobbies, entertaining or additional storage. This is a well balanced home that combines space, style and comfort in a peaceful yet well connected location.

**BOOK YOUR VIEWING NOW!**

This property is Freehold.

#### **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.

The floor plan shows a rectangular layout. At the top is the **KITCHEN**, measuring 15'6" x 10'6" (4.73m x 3.21m). Below the kitchen is a small rectangular area labeled **C**. To the left of area **C** is a staircase with an upward-pointing arrow and the label **UP**. To the right of area **C** is the **LIVING ROOM**, measuring 15'8" x 11'9" (4.78m x 3.58m). The plan includes several irregular, jagged lines representing architectural details or landscaping.


The floor plan shows a rectangular layout. At the top left is a **BATHROOM**. Below it is a staircase labeled **DOWN** with a downward arrow. To the right of the bathroom and staircase is a large area labeled **BEDROOM 2** with dimensions **13'6" x 8'7"** and **4.11m x 2.62m**. At the bottom is another large area labeled **BEDROOM 1** with dimensions **15'2" x 12'9"** and **4.62m x 3.89m**. There are two closets, each labeled **C**, located between the bathroom and the bedrooms. The plan also shows several doorways and a central hallway area.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
		85				
	66					

England & Wales

EU Directive  
2002/91/EC



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2002/91/EC

