



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 113 Thoresby Street, Hull, East Yorkshire HU5 3RB

### £130,000

Symonds and Greenham are delighted to present this beautifully transformed two bedroom mid terraced home on Thoresby Street, located within the ever popular "Dukeries" area. Ideally positioned close to well regarded schools and within easy reach of both Princes Avenue, known for its vibrant restaurants and bars, and Chanterlands Avenue, offering a wide range of shops and local amenities.

Finished to an excellent standard throughout, this property is extremely well presented and would make an ideal purchase for first time buyers or those looking to downsize into a stylish, low maintenance home.

The accommodation briefly comprises a welcoming entrance hall leading into a bright and spacious open plan living and dining area, creating a fantastic sociable space. There is also a stylish, modern kitchen fitted with contemporary units and finishes.

To the first floor are two generous double bedrooms along with a stylish and well appointed bathroom.

Externally, the property benefits from a newly laid, block paved south facing rear yard, providing an attractive and low maintenance outdoor space perfect for enjoying the sun.

A superb home in a sought after location, ready to move straight into. Early viewing is highly recommended.

**BOOK YOUR VIEWING NOW!**

### **CENTRAL HEATING**

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

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **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.

### **COUNCIL TAX BAND**

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

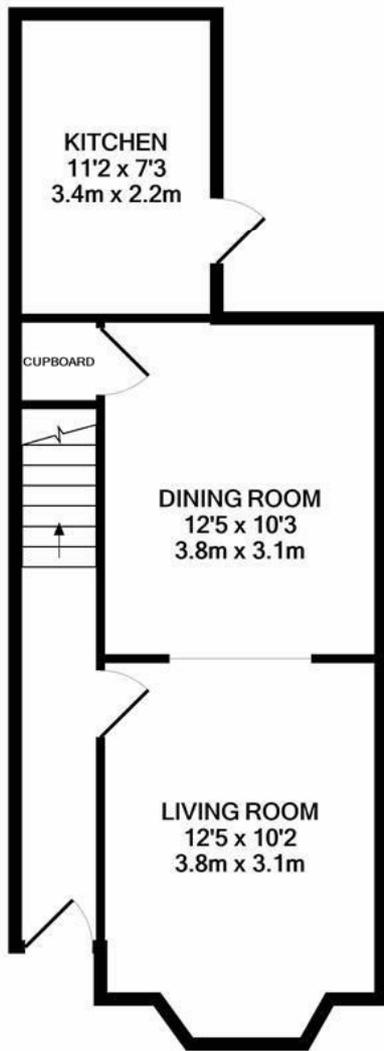
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold.

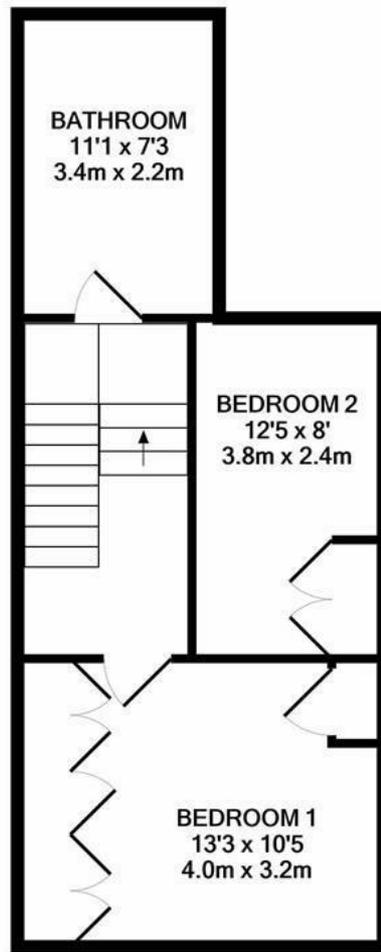
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.



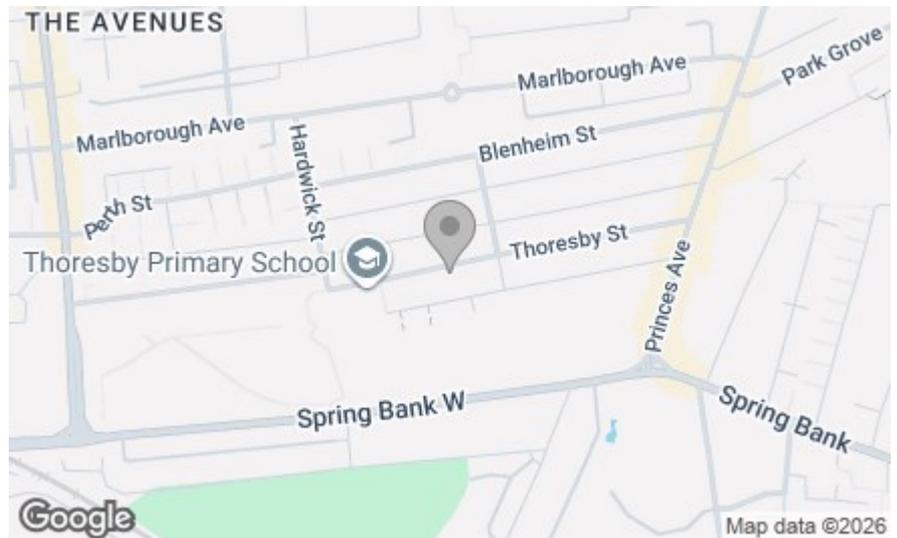
GROUND FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 796 SQ.FT. (73.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
	78
	60
<small>Very energy efficient - lower running costs</small> (82 plus) <b>A</b> (81-81) <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> <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (02 plus) <b>A</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> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales	EU Directive 2002/91/EC