



SYMONDS + GREENHAM

Estate and Letting Agents



30 Exmouth Street, Hull, HU5 2LE

£120,000

Situated on the ever popular Exmouth Street, this beautifully presented two bedroom end terrace property offers spacious and well maintained accommodation throughout, making it an ideal purchase for first time buyers, young professionals or investors alike. The property enjoys a convenient location close to an excellent range of local amenities including shops, supermarkets, cafés, bars, restaurants and well regarded schools, whilst also benefiting from excellent transport links into Hull City Centre and surrounding areas.

The accommodation is thoughtfully arranged and briefly comprises a welcoming living room, providing the perfect space to relax and unwind, together with a modern fitted kitchen diner offering ample worktop and storage space, ideal for both everyday living and entertaining. Completing the ground floor is a contemporary shower room finished to a good standard.

To the first floor are two generously proportioned double bedrooms, both offering excellent versatility and ample space for a range of furniture.

Externally, the property benefits from a low maintenance rear courtyard, creating a private outdoor space to enjoy throughout the year.

Offering a superb combination of generous living space, stylish presentation and everyday convenience, this fantastic home is ready to move straight into and is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

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

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.

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

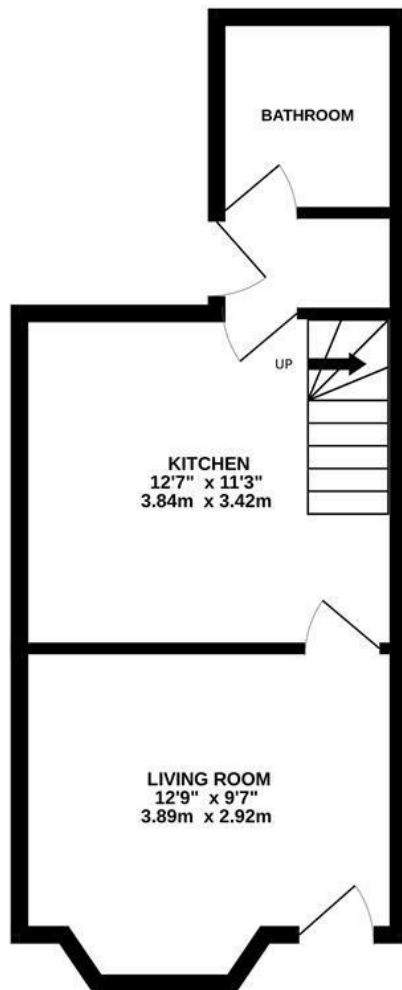
COUNCIL TAX

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

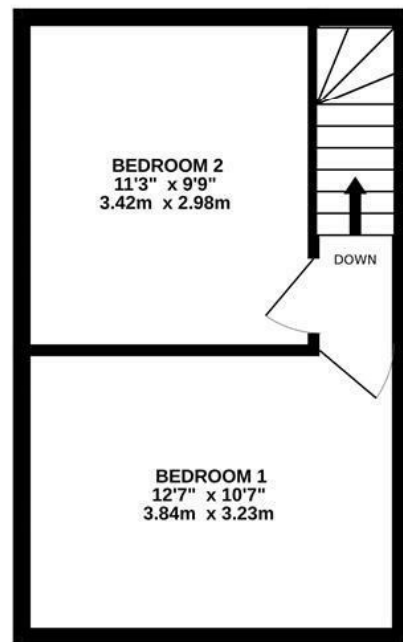
FLOOR PLAN DISCLAIMER

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.

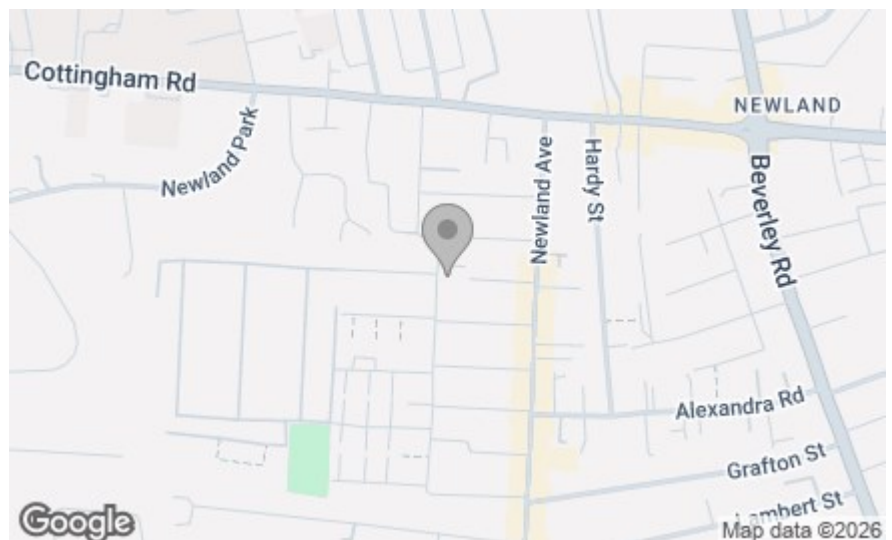
GROUND FLOOR



1ST FLOOR



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 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	