



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 13 Welbeck Street, Hull, HU5 3SA £120,000

PRESENTED TO A HIGH STANDARD, DUKERIES AREA, MOVE INTO CONDITION, SPACIOUS DUAL ASPECT LOUNGE/DINING ROOM, NO CHAIN.

Welcome to this charming two bed mid-terrace house located on Welbeck Street in the desirable Dukeries area of Hull.

This delightful property boasts entrance hall, a spacious dual aspect lounge/dining room, perfect for both relaxation and entertaining, also a well equipped kitchen.

To the first floor are two comfortable bedrooms, this home is ideal for small families, couples, or individuals seeking a peaceful retreat. The family bathroom is conveniently situated, ensuring ease of access for all residents.

There is an additional loft room (without building regulations)

The property is presented to a high standard and is in move-in condition. Its immediate availability means you can start enjoying your new home without delay.

Situated in a friendly neighbourhood, this house offers a wonderful opportunity to experience the charm of Hull living. Don't miss the chance to make this lovely property your own.

#### 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.

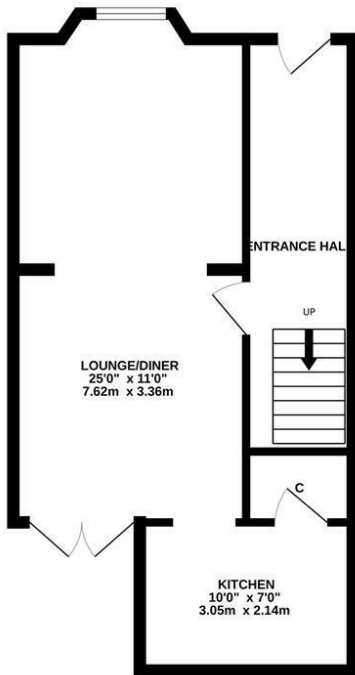
#### VIEWINGS

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

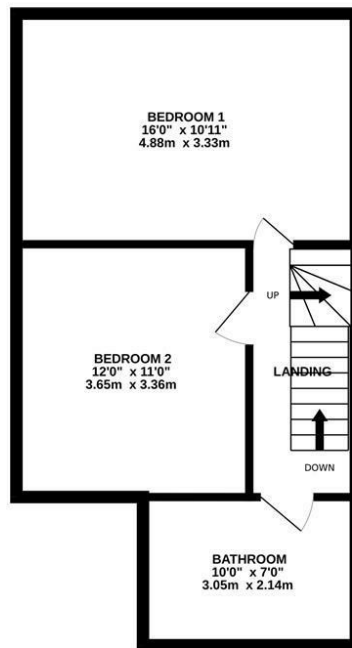
#### LOFT ROOM

\*Disclaimer the loft room is not done to regulations\*

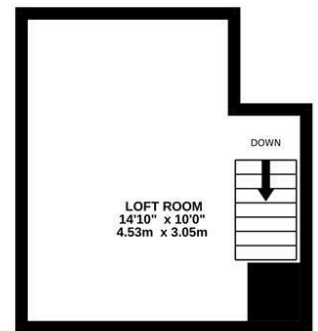
GROUND FLOOR



1ST FLOOR



2ND 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                    |                         | 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) <b>A</b>                          |                         | (92 plus) <b>A</b>                                              |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>                                                |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>                                                |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>                                                |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>                                                |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>                                                |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>                                                 |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales                                                 | EU Directive 2002/91/EC |

