



SYMONDS + GREENHAM

Estate and Letting Agents



123 Clumber Street, Hull, HU5 3RJ

Offers over £115,000

Situated in the ever popular Dukeries area of HU5, ideally positioned between Princes Avenue and Chanterlands Avenue, this attractive two bedroom mid terraced home offers a fantastic opportunity for first time buyers or those looking to downsize. The property is stylishly presented throughout and enjoys a highly desirable south facing rear garden.

The accommodation briefly comprises a welcoming entrance hallway, a cosy bay fronted living room filled with natural light and a fitted kitchen with dining space ideal for everyday living. To the rear of the ground floor is a lobby area leading to a bright shower room enhanced by skylights. To the first floor are two generous double bedrooms, both offering comfortable and versatile accommodation, along with a converted loft space (not to regulations), providing useful additional room for storage or occasional use.

Externally, the property benefits from a low maintenance south facing rear garden, perfect for relaxing or entertaining outdoors. The garden also enjoys gated ten foot access, adding practicality and convenience.

This is a superb home in a one of HU5's most sought after locations, close to a wide range of local amenities, cafés, schools and excellent transport links.

BOOK YOUR VIEWING NOW!

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. Please note, the loft space is not to building regs.

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

TENURE

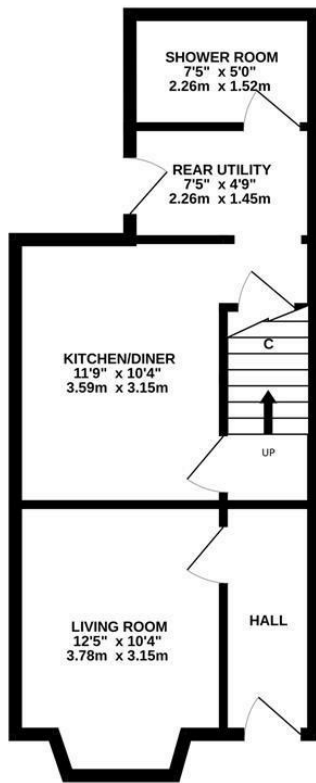
Symonds + Greenham have been informed that this property is Freehold.

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

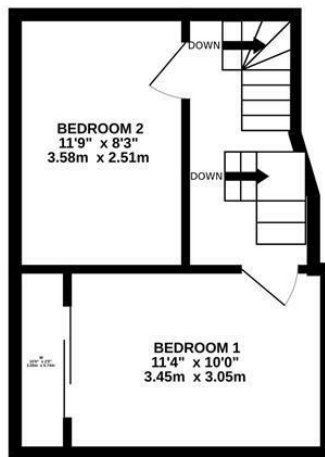
VIEWINGS

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

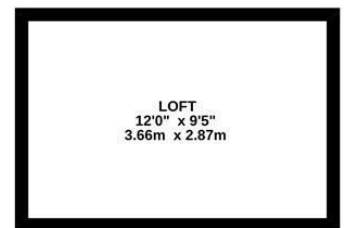
GROUND FLOOR



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		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			
(02 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	

