



SYMONDS + GREENHAM

Estate and Letting Agents



63 Clumber Street, Hull, HU5 3RH

£135,000

STYLISH AND READY TO MOVE INTO, THIS CHARMING TWO-BEDROOM HOME OFFERS TWO SPACIOUS RECEPTION ROOMS, A MODERN KITCHEN, A SOUTH-FACING REAR GARDEN, AND A SOUGHT-AFTER DUKERIES LOCATION.

Nestled in on Clumber Street, Hull, this delightful mid terrace home offers a perfect blend of style, comfort, and modern living. With two spacious reception rooms, this property is designed to cater to both relaxation and entertaining. The inviting lounge features a lovely bay window, allowing natural light to flood the space, while the bright dining room seamlessly connects to a recently fitted modern kitchen, making it an ideal setting for family meals and gatherings. The property also benefits from a new boiler which comes with a 10 year guarantee.

The property features two generously sized double bedrooms, providing ample space for rest and relaxation. The characterful three-piece bathroom adds a touch of charm, ensuring that both functionality and aesthetics are well catered for. One of the standout features of this home is the good-sized south-facing rear garden, which has been meticulously maintained by the current owner. This outdoor space is perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting.

Located in the well-regarded Dukeries area, Clumber Street offers a wonderful community atmosphere, complemented by excellent transport links and a variety of nearby amenities. Residents can enjoy easy access to parks, supermarkets, cafes, and schools, making it a convenient choice for families and professionals alike.

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.

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.

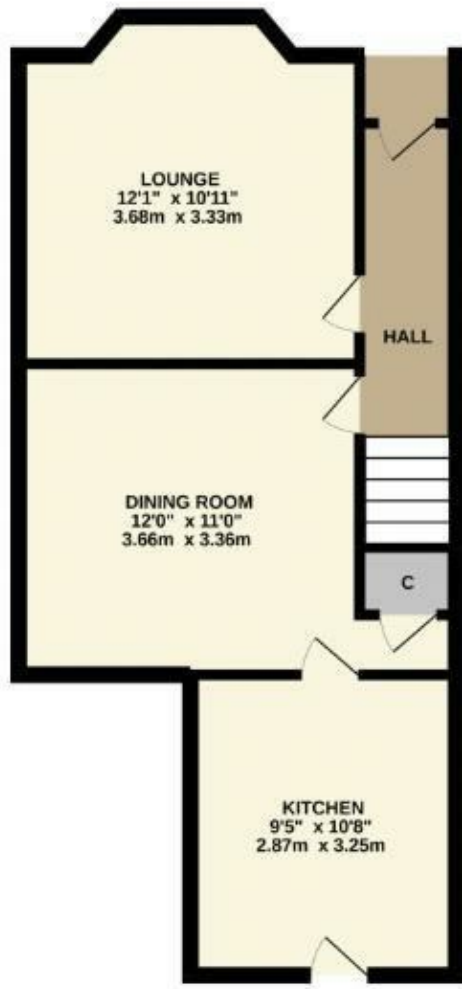
TENURE

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

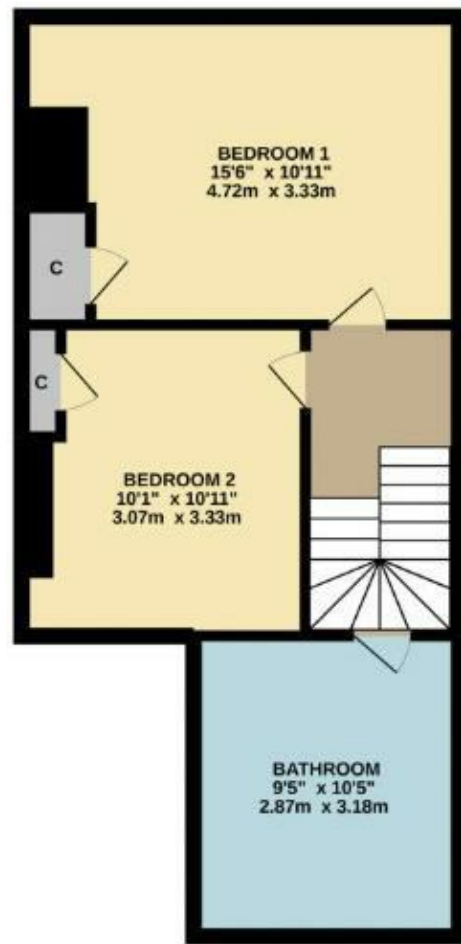
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		60	
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	86	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	60	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

