



SYMONDS + GREENHAM

Estate and Letting Agents



161 Clumber Street, Hull, East Yorkshire HU5 3RJ

£125,000

Symonds and Greenham are delighted to present this three bedroom mid terraced home, ideally situated on Clumber Street in the heart of Hull's ever popular Dukeries area. Perfect for first time buyers and small families, the property is just a short distance from the excellent selection of shops, cafes, bars and restaurants along Princes Avenue and Charterlands Avenue, with Hull city centre also easily accessible and regular bus services nearby.

This much loved home has been well maintained over the years and offers generous living accommodation with fantastic potential. Whilst some modernisation would be beneficial, the property is perfectly liveable and presents an exciting opportunity for buyers looking to put their own stamp on a home in a sought after location.

Internally, the property comprises a welcoming entrance hall leading into a spacious open plan living and dining area, with a lovely bay window to the front allowing plenty of natural light to flow through. The dining area provides a versatile space for everyday living, with double doors opening into a bright and sunny kitchen. To the first floor are three bedrooms and a family bathroom, offering comfortable and flexible accommodation to suit a range of buyers.

Externally, the property benefits from a south facing rear garden, a fantastic sun trap, complete with a useful storage shed and convenient tenfoot access.

A fantastic opportunity to purchase a well cared for home in one of Hull's most popular residential locations, with excellent amenities on the doorstep and plenty of potential to make it your own.

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.

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

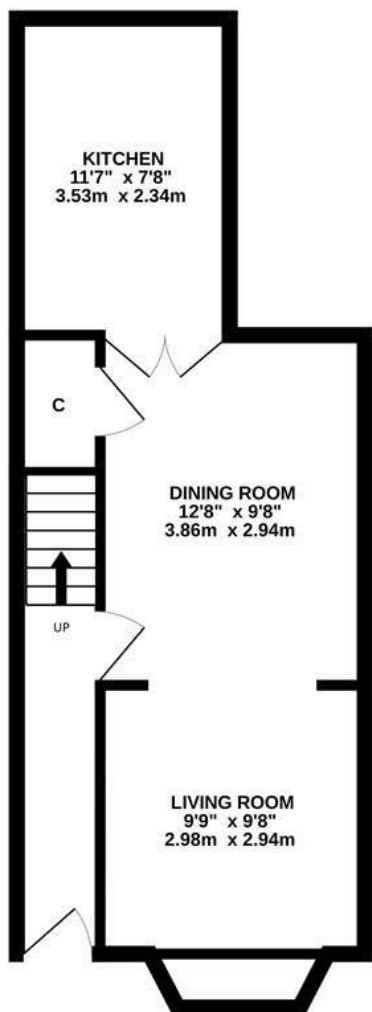
Symonds + Greenham have been informed that this property is Freehold.

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

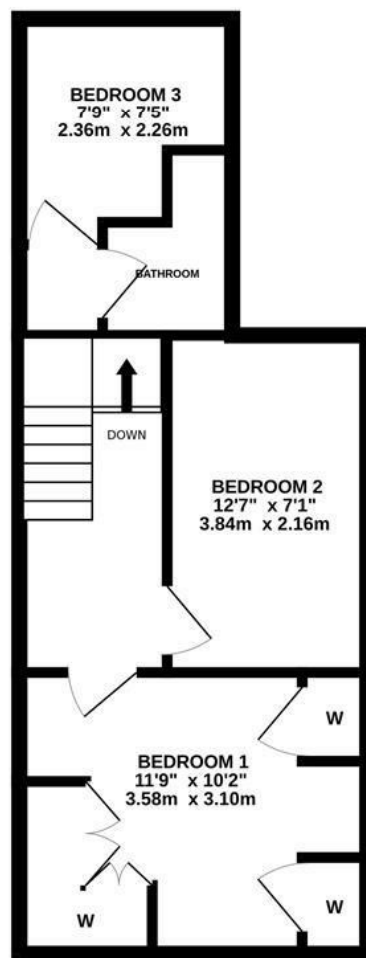
VIEWINGS

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

GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



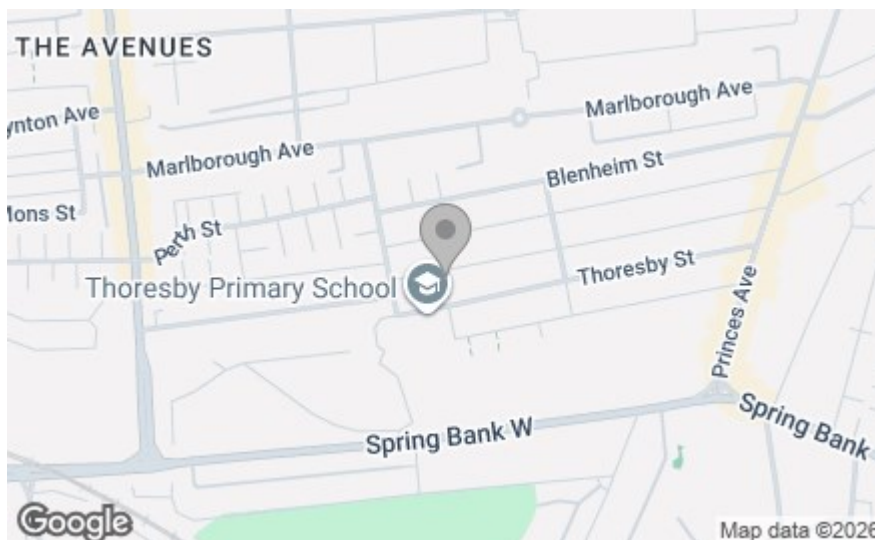
1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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412 Cottingham Road, Hull, HU6 8QE
Tel: 01482 444 200
headoffice@symondsandgreenham.com