



SYMONDS + GREENHAM

Estate and Letting Agents



140 Blenheim Street, Hull, HU5 3PN

£125,000

Nestled on the desirable Blenheim Street in Hull, this impressive three-bedroom mid-terrace house offers a unique opportunity for first-time buyers, investors, or families seeking a spacious home in a vibrant area. The property is situated in the highly sought-after Dukeries, conveniently located between Princes Avenue and Charterlands Avenue. Residents will benefit from proximity to well-regarded schools and a variety of local amenities, including supermarkets, restaurants, cafes, and bars.

As you enter the ground floor, you are greeted by a generous 24-foot living room/diner, perfect for entertaining or relaxing with family. Next is the charming breakfast room, leading into a large kitchen that provides ample room for culinary creativity. The first floor features three well-proportioned double bedrooms, ensuring plenty of space for everyone, along with a family bathroom that adds to the practicality of the home.

One of the standout features of this property is the stunning rear garden, a rarity in this area, offering a tranquil outdoor space for gardening, play, or simply unwinding after a long day. While the house may require some modernising, it is priced accordingly, allowing you to put your personal touch on this lovely home.

With its spacious layout, excellent location, and potential for enhancement, this property is a fantastic opportunity not to be missed. Whether you are looking to settle down or invest, this house on Blenheim Street is sure to meet your needs.

CENTRAL HEATING

The property has the benefit of gas central heating, The boiler was installed in December 2023 and is under warranty until December 2033.

DOUBLE GLAZING

The property has the benefit of double glazing. The front and rear doors are composite doors.

TENURE

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

COUNCIL TAX BAND

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.

DISCLAIMER

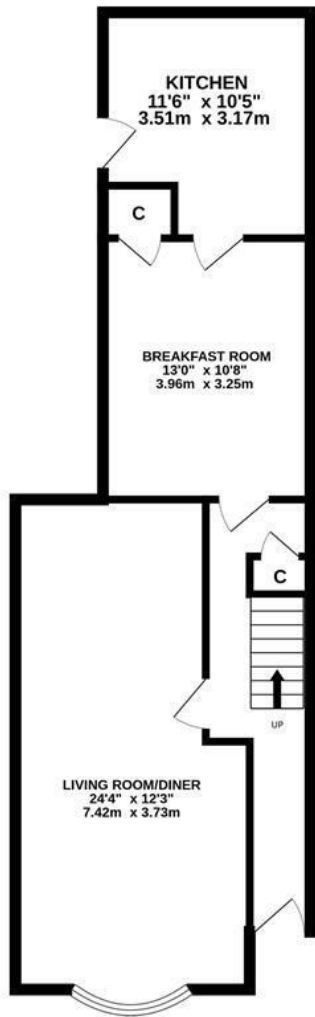
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

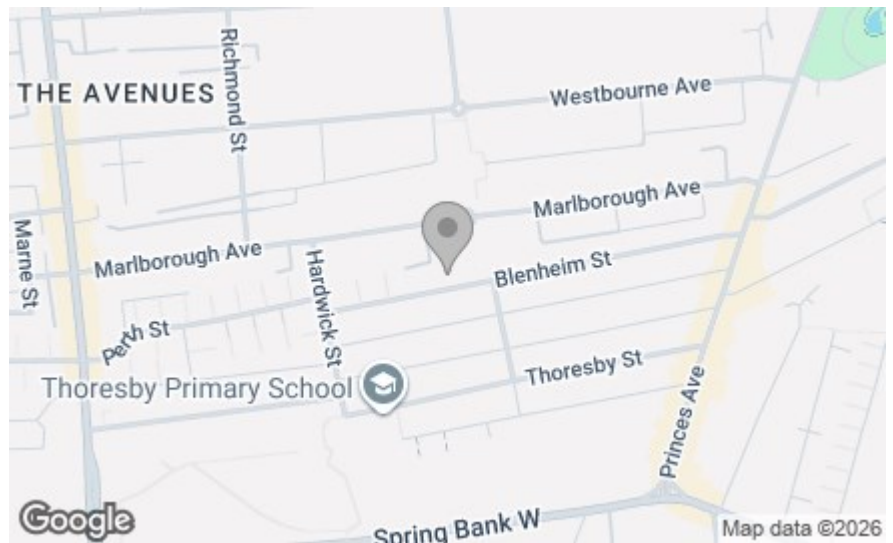
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

JAPANESE KNOTWEED DISCLAIMER

The rear of the garden has been successfully treated for Japanese knotweed (Start date 04/05/2021, Completion date 22/07/2025) and includes a 10 year guarantee. A completion letter is available upon request to any interested parties.



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