



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **164 Rustenburg Street, Hull, HU9 2PP**

### **£135,000**

Symonds and Greenham are delighted to present this beautifully presented three bedroom mid terraced home on Rustenburg Street, situated in a popular residential location within HU9. Offering the perfect blend of peaceful surroundings and everyday convenience, the property is just a stone's throw from the excellent range of amenities, shops and transport links available on both Newbridge Road and Holderness Road.

Lovingly maintained by the current owners, the property has benefited from a number of recent improvements, including a stunning modern kitchen and bathroom, replacement boiler, new front facing windows and a stylish front door, creating a truly move in ready home ideal for families and first time buyers alike.

The accommodation briefly comprises an inviting entrance hall, a spacious open plan living and dining room featuring a beautiful bay window and a generous modern kitchen with French doors opening onto the rear garden.

To the first floor are three well proportioned bedrooms and a contemporary family bathroom finished to a high standard.

Externally, the property boasts a lovely enclosed rear garden, perfect for relaxing or entertaining, whilst a small front garden adds further kerb appeal to this attractive home.

Early viewing is highly recommended.

### **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.

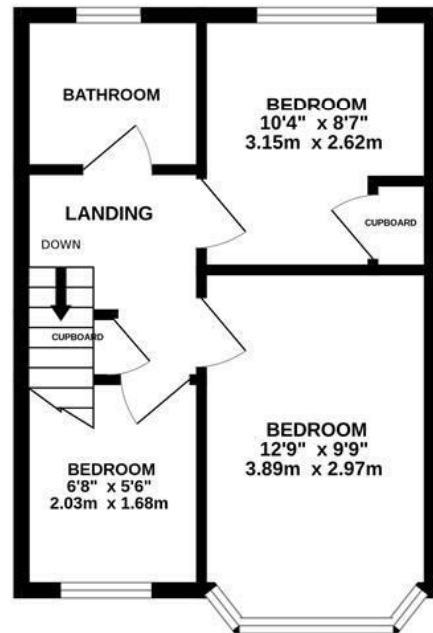
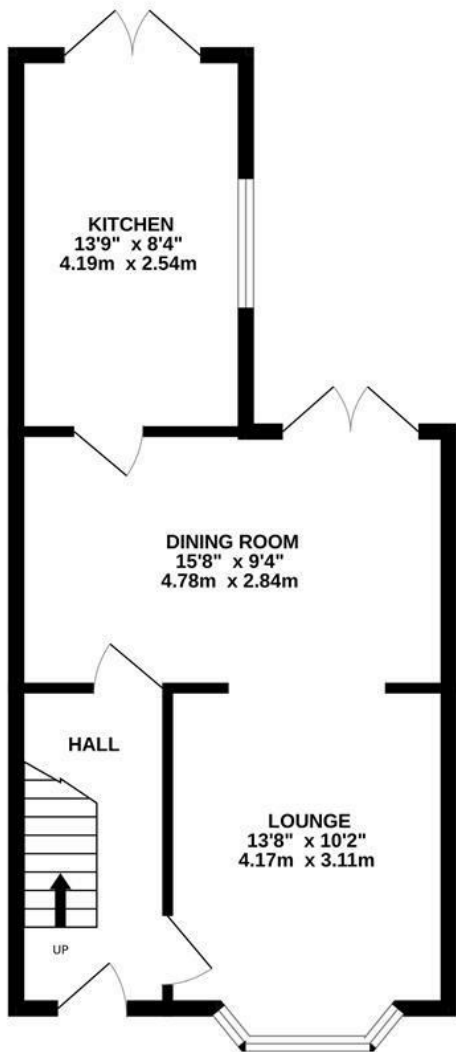
### **TENURE**

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

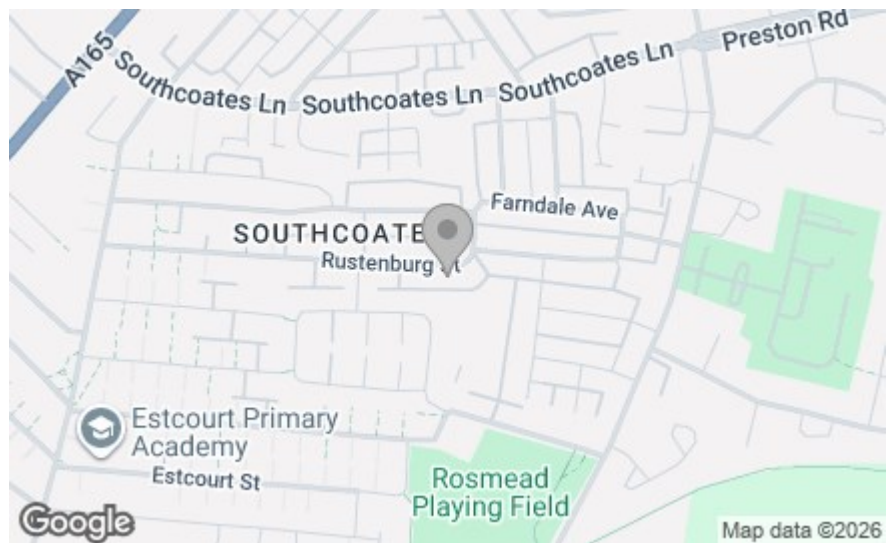
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

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



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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC