



SYMONDS + GREENHAM

Estate and Letting Agents



40 Blenheim Street, Hull, HU5 3PS

£170,000

BRIGHT AND CHARMING MID-TERRACE HOUSE IN THE HEART OF HU5, FEATURING THREE BEDROOMS, A VERSATILE LOFT ROOM, AND SPACIOUS RECEPTION AREAS – PERFECT FOR FAMILY LIVING OR ENTERTAINING.

Welcome to this charming mid-terrace house located on Blenheim Street in the vibrant HU5 area of Hull. This delightful property features three well-proportioned bedrooms and a versatile loft room, perfect for use as a study or additional living space. The ground floor features two inviting reception rooms, including a spacious lounge that seamlessly flows into a dining area, creating an ideal setting for both relaxation and entertaining.

The kitchen diner is designed for modern living, providing ample space for family meals and gatherings. Additionally, a convenient downstairs w/c enhances the practicality of the home. The property is tastefully decorated throughout, with some finishing touches still to be made, allowing you to add your personal flair.

Step outside to discover a low-maintenance astrourfed rear garden, perfect for enjoying the outdoors without the hassle of traditional gardening. This outdoor space is ideal for summer barbecues or simply unwinding after a long day.

Situated in the heart of HU5, this home places you within easy reach of the lively bars and eateries on Princes Avenue, ensuring you are never far from the vibrant social scene that the area has to offer. With its blend of comfort, style, and location, this property presents an excellent opportunity for those seeking a welcoming home in a bustling neighbourhood. Don't miss your chance to make this lovely house your own.

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.

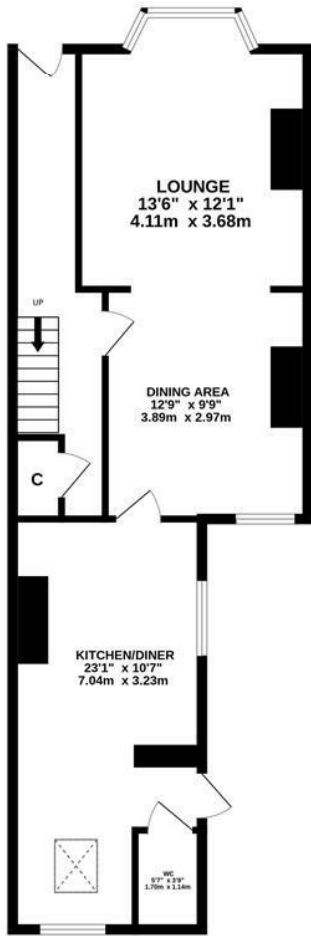
TENURE

Symonds + Greenham have been informed that this property is Freehold

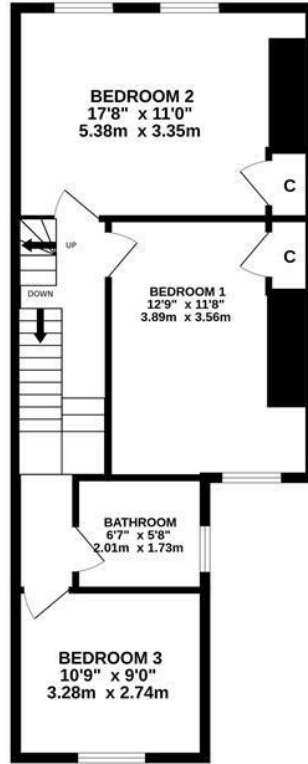
VIEWINGS

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

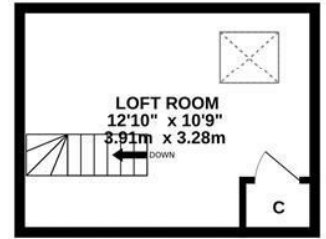
GROUND FLOOR



1ST FLOOR



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	

