



SYMONDS + GREENHAM

Estate and Letting Agents



5 St. Matthew Street, Hull, HU3 2UA

Offers over £90,000

CHARMING END TERRACE HOME ON ST. MATTHEW STREET - THREE BEDROOMS - SPACIOUS LOUNGE & DINING AREA - FUNCTIONAL KITCHEN WITH AMPLE SPACE - GOOD-SIZED REAR GARDEN - READY TO MOVE INTO WITH SCOPE TO PERSONALISE - CLOSE TO SHOPS, SCHOOLS & LEISURE FACILITIES - EXCELLENT TRANSPORT LINKS TO CITY CENTRE & A63/M62

Nestled on St. Matthew Street in Hull, this charming end terrace house presents an excellent opportunity for those seeking a comfortable family home. The property boasts a traditional style and features three well-proportioned bedrooms, making it ideal for families or those looking for extra space. Upon entering, you are welcomed by a spacious entrance hall that leads into a generous lounge and dining area, perfect for entertaining guests or enjoying family meals.

The kitchen is functional and offers ample space for culinary pursuits, while the first floor hosts three inviting bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is conveniently located, serving the needs of the household with ease. One of the standout features of this property is the good-sized garden to the rear, offering a private outdoor space for gardening, play, or simply unwinding in the fresh air. The home is ready to move into, allowing new owners the chance to personalise it to their taste.

Situated close to the Boulevard, this location benefits from excellent road connections, providing easy access to the City Centre and the A63/M62 motorway link. Residents will appreciate the convenience of nearby local shops, schools, and leisure facilities, including the K C Stadium. Additionally, frequent local bus services enhance connectivity, with routes leading to the City Centre and the West Hull villages.

This delightful end terrace house is a wonderful opportunity for anyone looking to settle in a vibrant community with all the necessary amenities at their doorstep.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A

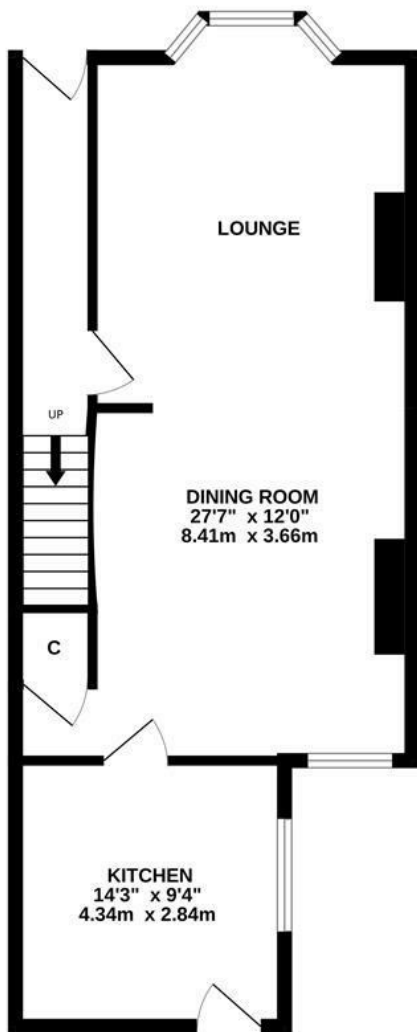
VIEWINGS

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

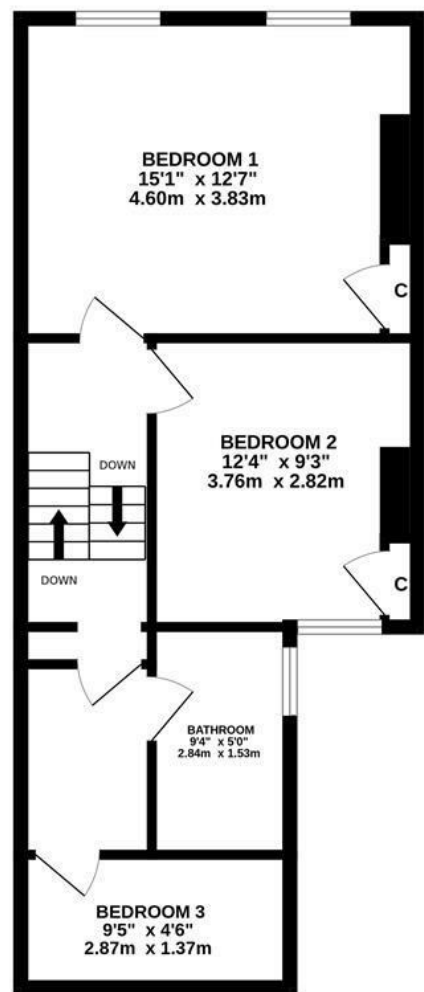
DISCLAIMER

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.

GROUND FLOOR



1ST 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	

