



SYMONDS + GREENHAM

Estate and Letting Agents



42 Huntingdon Street, Hull, HU4 6QJ

£80,000

TWO-BEDROOM TERRACED HOME ON HUNTINGDON STREET, FEATURING A BAY-FRONTED LOUNGE, SPACIOUS DOUBLE BEDROOMS, A PRIVATE WALLED REAR GARDEN, A LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Nestled on Huntingdon Street in Hull, this terraced house presents an excellent opportunity for both first-time buyers and savvy investors. With its inviting bay window lounge, the space is perfect for relaxation and entertaining. The well-appointed kitchen, along with a convenient lobby/utility area, enhances the functionality of the home, while the downstairs bathroom adds to the practicality of the layout.

The property features two spacious double bedrooms, providing ample space for rest and personalisation. Outside, the walled rear garden offers a private retreat, ideal for enjoying the outdoors or hosting gatherings.

Situated just off Hessle Road, this home benefits from easy access to both Hull and Hessle, as well as the surrounding villages. Residents will appreciate the proximity to local schools, shops, and various amenities, making it a highly desirable location for families and individuals alike.

This property is ready for you to put your own stamp on it, making it a perfect canvas for your vision. Whether you are looking to invest or seeking your first home, this terraced house on Huntingdon Street is a wonderful choice.

CENTRAL HEATING

The property has the benefit of gas central heating.

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

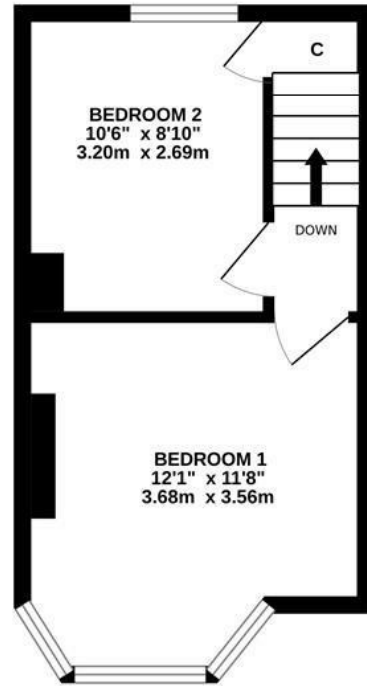
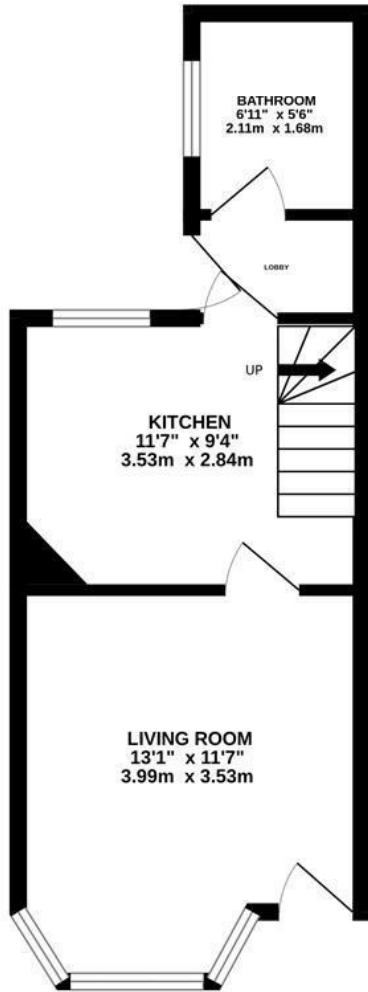
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

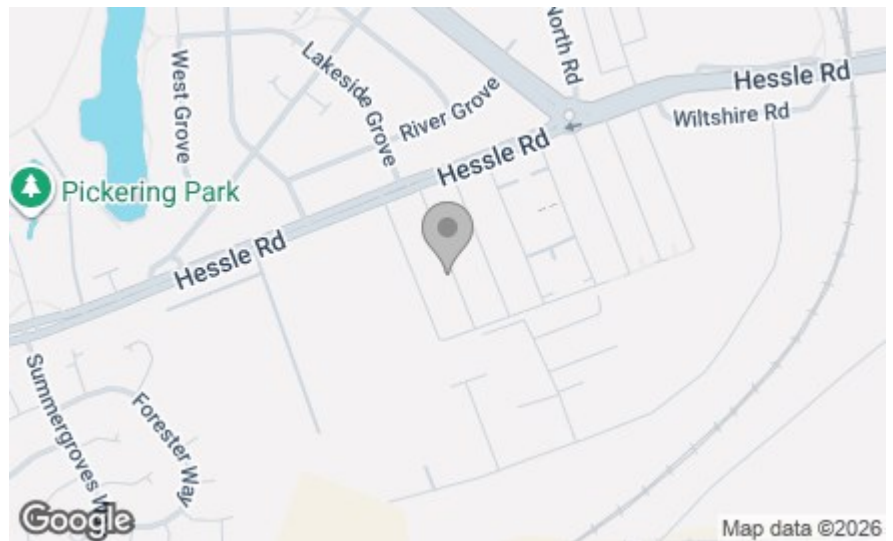
Symonds + Greenham have been informed that this property is Freehold.

VIEWINGS

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



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) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
86	59
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-81) 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