



SYMONDS + GREENHAM

Estate and Letting Agents



16 Carisbrooke villas Reynoldson Street, Hull, HU5 3BN

£100,000

Welcome to this charming terraced house located off Reynoldson Street in Hull, an ideal choice for first-time buyers seeking a delightful home. This property is thoughtfully arranged over three floors, featuring a loft conversion that adds extra space, perfect for a study or guest room, although it is worth noting that it is not built to regulations.

As you enter, you are greeted by a beautifully decorated lounge, complete with a lovely bay window that allows natural light to flood the room, creating a warm and inviting atmosphere. The lounge serves as a perfect space for relaxation or entertaining guests.

The house comprises two well-proportioned bedrooms, providing ample space for a small family or individuals looking for extra room. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated in a convenient location, this property boasts amenities within walking distance, making daily errands and leisure activities easily accessible. Whether you are looking for shops, parks, or local eateries, everything you need is just a short stroll away.

This terraced house off Reynoldson Street presents a wonderful opportunity for those looking to step onto the property ladder. With its appealing features and prime location, it is a home that truly deserves your attention. Don't miss the chance to make it your own.

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

FLOOR PLAN DISCLAIMER

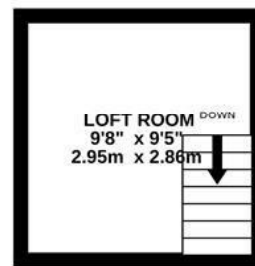
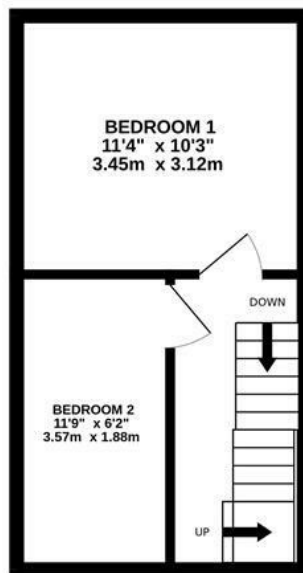
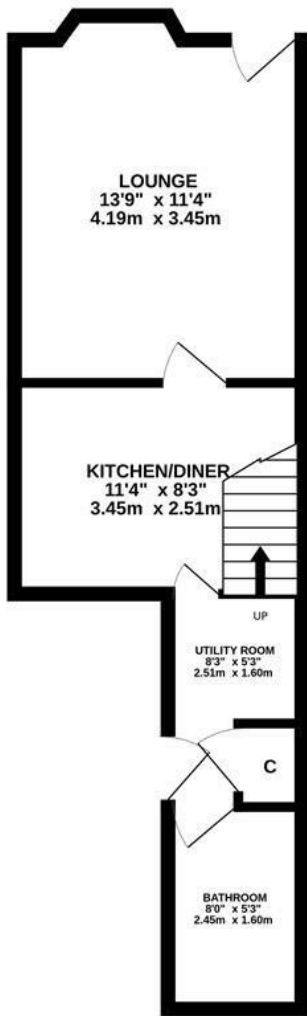
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

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.



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 | 84 |
| (81-81) 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 | |
| (82 plus) A | 84 |
| (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 |

