



SYMONDS + GREENHAM

Estate and Letting Agents



69A Perth Street, Hull, HU5 3NU

£105,000

BRIGHT AND SPACIOUS TWO-BEDROOM END-TERRACE HOME ON A LARGER-THAN-AVERAGE PLOT, FEATURING A CONTEMPORARY LOUNGE, FITTED KITCHEN, GARAGE, LOW-MAINTENANCE GARDEN, AND AN EXCELLENT LOCATION CLOSE TO HULL CITY CENTRE, SCHOOLS, AND LOCAL AMENITIES.

Nestled on the charming Perth Street in Hull, this delightful end-terrace house offers an exceptional opportunity for first-time buyers seeking a smart and bright home. With two spacious double bedrooms, this property radiates a welcoming atmosphere, perfect for relaxation and comfort.

Upon entering, you are greeted by a bright and airy lounge that boasts a contemporary feel, enhanced by ample natural light. The fitted kitchen, accessible from the lounge, is equipped with a range of base units and cupboards, along with an integrated oven, gas hob, and extractor, making it an ideal space for culinary pursuits. A short corridor leads you to the bathroom, which features a shower over the bath, a basin, and a WC, ensuring convenience for daily routines. A staircase from the kitchen ascends to the first floor, where you will find the two generously sized double bedrooms, providing a peaceful retreat. The property benefits from uPVC double glazing and gas central heating, ensuring warmth and comfort throughout the year. Set on a larger than average plot, this home boasts attractive curb appeal, complemented by a garage and a low-maintenance rear garden, perfect for enjoying the outdoors without the burden of extensive upkeep.

Perth Street is conveniently located approximately 1.6 miles north-west of Hull city centre, placing you within easy reach of a vibrant shopping and residential area. Well-regarded schools are nearby, and both the University of Hull and the MKM Stadium are within walking distance, making this location both practical and desirable. This property presents a wonderful opportunity to create a lovely home in a sought-after area. Making it ideal for first time buyers looking to get onto the property ladder.

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.

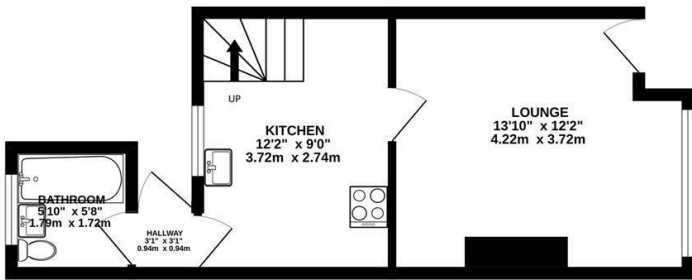
TENURE

Symonds + Greenham have been informed that this property is Freehold

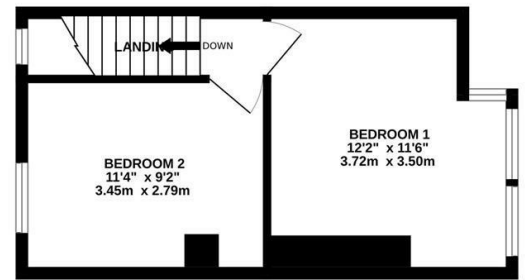
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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
(81-81) 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	81
(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

