



193 Frome Road, Hull, HU8 9QD £95,000

This well presented two bedroom terraced home is located on the ever popular Frome Road, enjoying a quiet residential setting within the HU8 area and ideally positioned close to a range of local amenities and well regarded schools. With its modern, open plan layout and low maintenance appeal, the property would make an excellent purchase for first time buyers or investors alike.

The ground floor offers a welcoming entrance hall leading through to a bright and spacious open plan living area, creating a sociable and versatile space for everyday living. The kitchen is neatly arranged and benefits from a useful pantry cupboard, providing additional storage. To the first floor are two well proportioned double bedrooms and a family bathroom, all presented in good order throughout.

Externally, the property boasts a lovely rear garden which is not overlooked, offering a good degree of privacy. To the front is a driveway providing off street parking for two vehicles and the added benefit of an electric vehicle charging point. Overall, this is a well balanced and attractive home in a convenient and popular location, ready to move straight into.

BOOK YOUR VIEWING NOW!

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.

TENURE

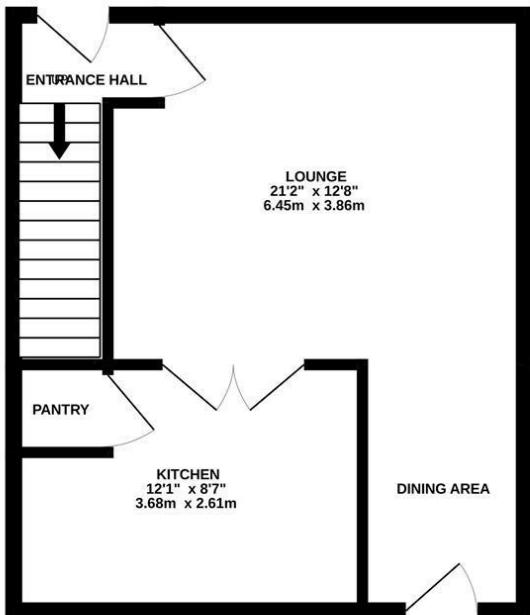
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

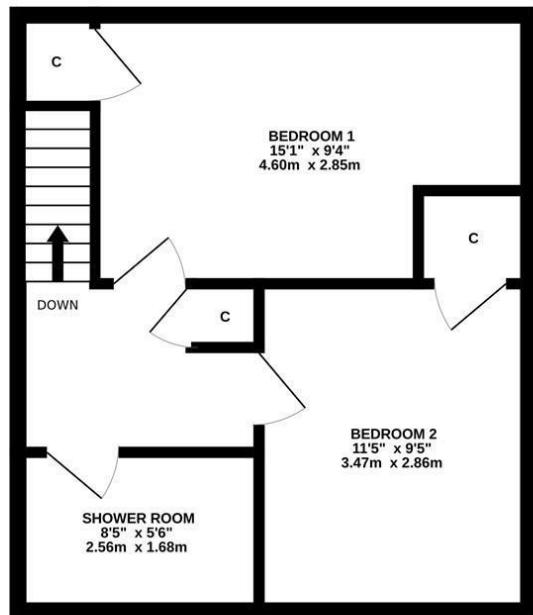
VIEWINGS

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			
(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			
(92 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		

