



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 103 Hardy Street, Hull, HU5 2PH £100,000

CHARMING VICTORIAN END-TERRACE HOME FEATURING TWO SPACIOUS DOUBLE BEDROOMS, A LARGE DINING KITCHEN, ORIGINAL PERIOD FEATURES, AND OUTDOOR SPACE, ALL WITHIN EASY REACH OF THE AVENUES, HULL UNIVERSITY, AND THE CITY CENTRE.

Welcome to this charming Victorian end-terraced house located on Hardy Street in Hull. This delightful property seamlessly combines character with modern living, making it an excellent choice for couples, small families, or those looking for a rental investment.

As you step inside, you are greeted by a warm and inviting lounge, featuring original flooring and a lovely fireplace that adds to the home's charm. The spacious kitchen is a highlight, offering ample room for a dining table, perfect for hosting gatherings with friends and family. The practicality of a downstairs bathroom enhances the functionality of the home, ensuring daily routines are smooth and effortless. Upstairs, you will find two generously sized double bedrooms, each bathed in natural light, providing a peaceful retreat for rest and relaxation. The property is equipped with gas central heating, and a new boiler has been installed within the last year, ensuring comfort throughout the seasons. Additionally, the roof has been replaced within the last ten years, giving you peace of mind regarding maintenance.

The outdoor space is equally appealing, featuring a rear yard and a side garden, ideal for enjoying the fresh air or engaging in outdoor activities. Ample on-street parking is available, making it convenient for both residents and visitors. Situated in a quiet yet vibrant area, this home is just a short distance from the lively amenities of the Avenues, which include shops, bars, bistros, and restaurants. Public transport links are easily accessible, and the property is conveniently located near Hull University and the city centre, making it an ideal choice for those seeking comfort and convenience in a thriving community.

### **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**

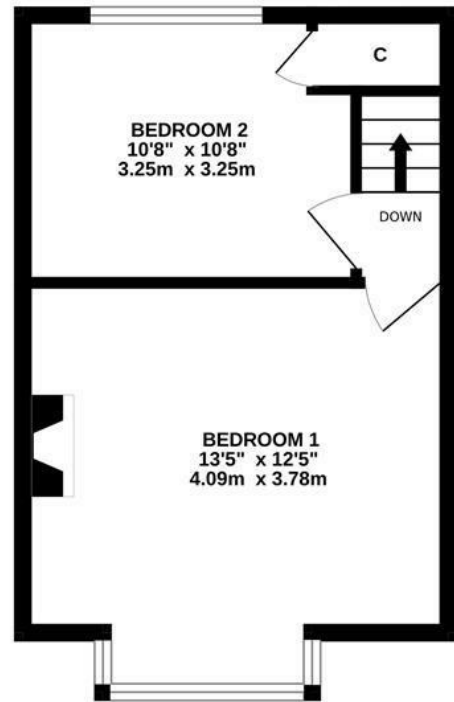
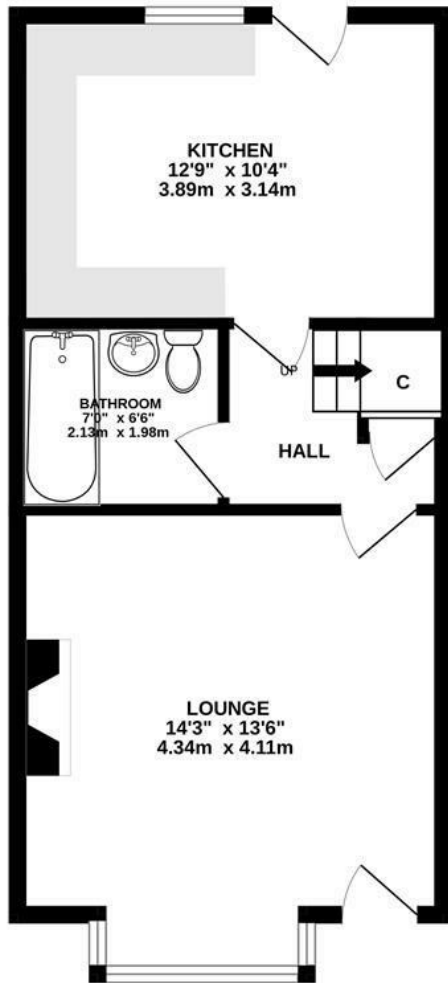
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **TENURE**

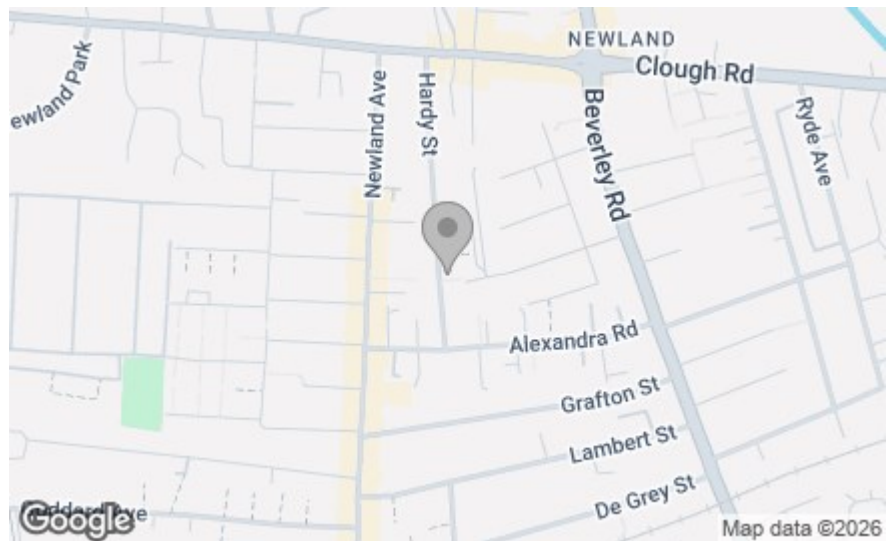
Symonds + Greenham have been informed that this property is Freehold.

### **VIEWINGS**

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



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) <b>A</b>	<b>84</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC