



SYMONDS + GREENHAM

Estate and Letting Agents



40 Ventnor Street, Hull, HU5 2LP

£90,000

THREE-BEDROOM PERIOD MID-TERRACE HOME OFFERING SPACIOUS LIVING ACCOMMODATION, A PRIVATE REAR GARDEN, AND EXCELLENT POTENTIAL FOR MODERNISATION, ALL JUST MOMENTS FROM NEWLAND AVENUE AND THE UNIVERSITY OF HULL.

Nestled on Ventnor Street in Hull, this charming mid-terrace house presents a wonderful opportunity for those looking to create their own home. With a traditional period design, the property features a spacious lounge and a dining room, perfect for entertaining guests or enjoying family meals. The kitchen, while in need of modernisation, offers ample potential for a stylish upgrade, and the convenient downstairs bathroom adds to the practicality of the layout.

Upstairs, you will find three generously sized bedrooms, providing plenty of space for rest and relaxation. A separate toilet completes the first floor, ensuring that the home meets the needs of a growing family or those who enjoy hosting visitors. The tranquil rear garden is a delightful retreat, offering a peaceful outdoor space to unwind after a busy day.

Located just off Newland Avenue, this property benefits from a vibrant community atmosphere, with an abundance of restaurants, bars, cafes, and local shops right on your doorstep. Public transportation options are readily available, providing easy access to Hull City Centre and the A63/M62 motorway. Additionally, Hull University is within walking distance, making this home ideal for students or university staff. While the property does require some modernisation, it is a fantastic opportunity for someone to put their own stamp on it and create a personalised living space in a sought-after location. Don't miss the chance to make this house your home.

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

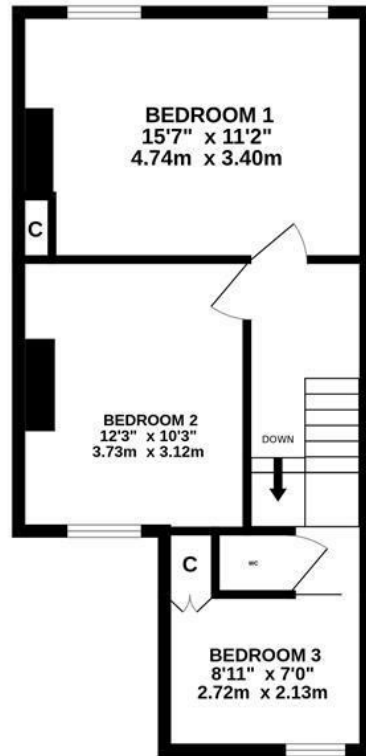
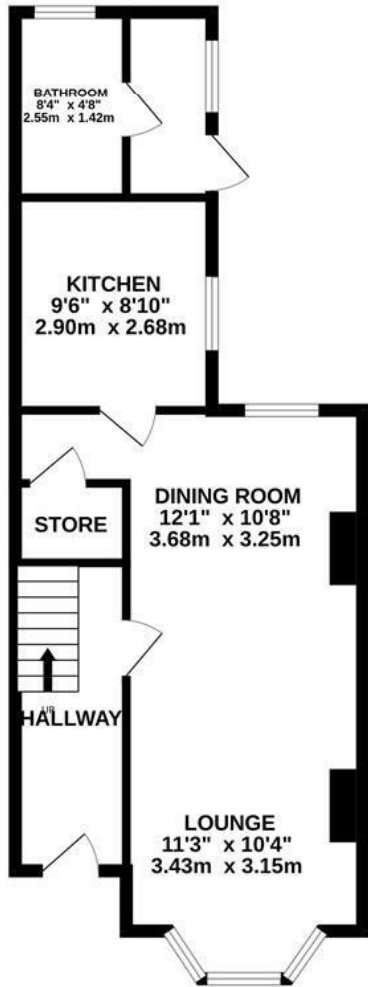
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

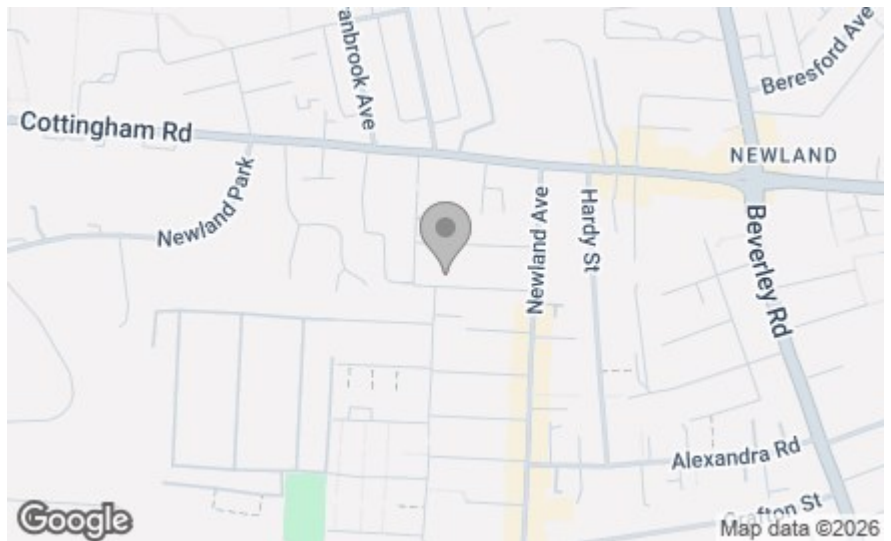
Symonds + Greenham have been informed that this property is Freehold.

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	
(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	
(02 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