



SYMONDS + GREENHAM

Estate and Letting Agents



164 Rustenburg Street, Hull, HU9 2PP

Offers over £125,000

Symonds and Greenham are delighted to present this beautifully presented three bedroom mid terraced home on Rustenburg Street, situated in a popular residential location within HU9. Offering the perfect blend of peaceful surroundings and everyday convenience, the property is just a stone's throw from the excellent range of amenities, shops and transport links available on both Newbridge Road and Holderness Road.

Lovingly maintained by the current owners, the property has benefited from a number of recent improvements, including a stunning modern kitchen and bathroom, replacement boiler, new front facing windows and a stylish front door, creating a truly move in ready home ideal for families and first time buyers alike.

The accommodation briefly comprises an inviting entrance hall, a spacious open plan living and dining room featuring a beautiful bay window and a generous modern kitchen with French doors opening onto the rear garden.

To the first floor are three well proportioned bedrooms and a contemporary family bathroom finished to a high standard.

Externally, the property boasts a lovely enclosed rear garden, perfect for relaxing or entertaining, whilst a small front garden adds further kerb appeal to this attractive home.

Early viewing is highly recommended.

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

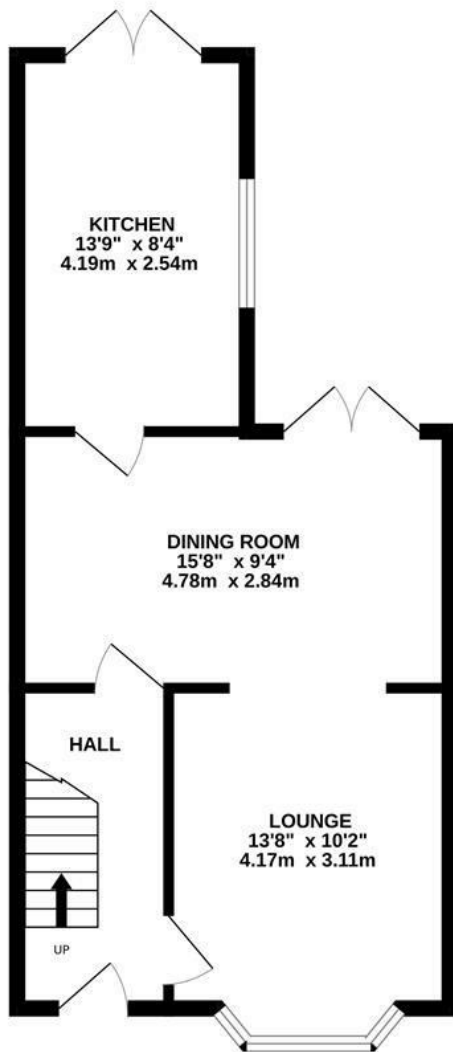
Symonds + Greenham have been informed that this property is Freehold.

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

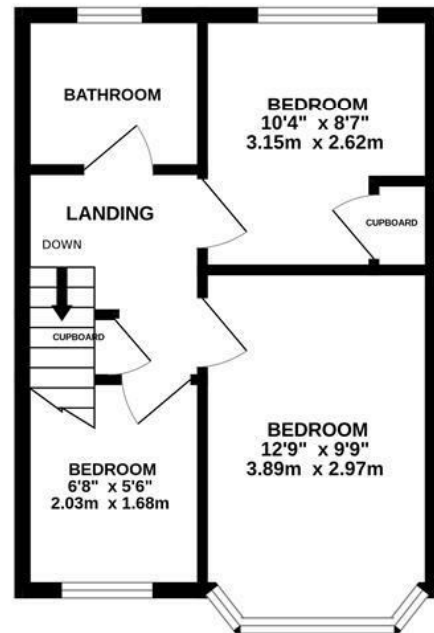
VIEWINGS

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

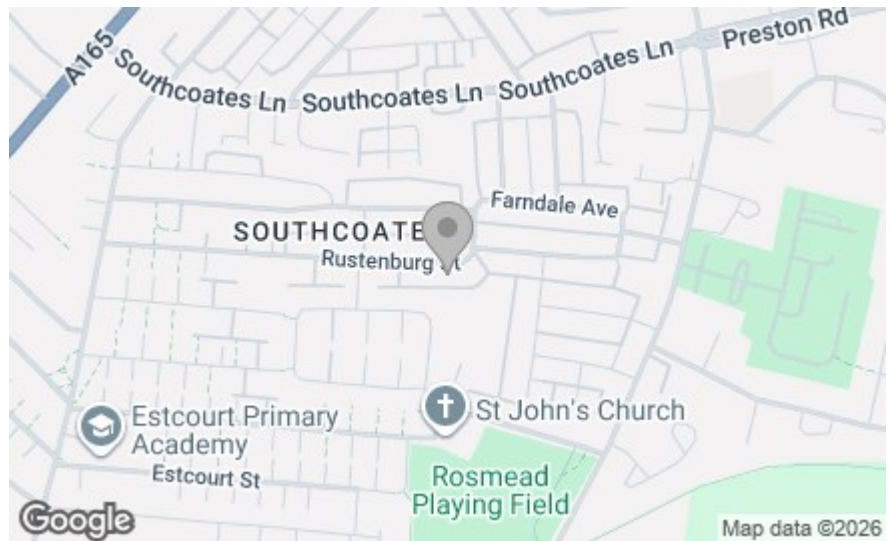
GROUND FLOOR



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC