



SYMONDS + GREENHAM

Estate and Letting Agents



15 Whitby Street, Hull, HU8 7HN

£100,000

RECENTLY REFURBISHED AND READY TO MOVE INTO, THIS CHARMING TWO-BEDROOM END-TERRACE HOME OFFERS MODERN LIVING, SPACIOUS ACCOMMODATION, AND A CONVENIENT LOCATION CLOSE TO HULL CITY CENTRE AND LOCAL AMENITIES.

Nestled on Whitby Street in Hull, this charming end terrace house presents an excellent opportunity for first-time buyers. Recently refurbished, the property features a traditional style that combines modern comforts with classic appeal.

Upon entering, you will find a good-sized lounge that offers a welcoming space for relaxation and entertainment. The modern kitchen is well-equipped, making it a delightful area for culinary pursuits. Additionally, the conveniently located downstairs bathroom adds to the practicality of the home.

The property features two spacious double bedrooms, providing ample room for rest and personal space. At the rear, a yard offers a private outdoor area, perfect for enjoying the fresh air or hosting small gatherings.

Situated conveniently for all the amenities of the city centre, this home is ideally located for those who appreciate easy access to shops, restaurants, and local attractions. Appointments to view are highly encouraged, as this property is sure to attract interest. Don't miss the chance to make this lovely house your new 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

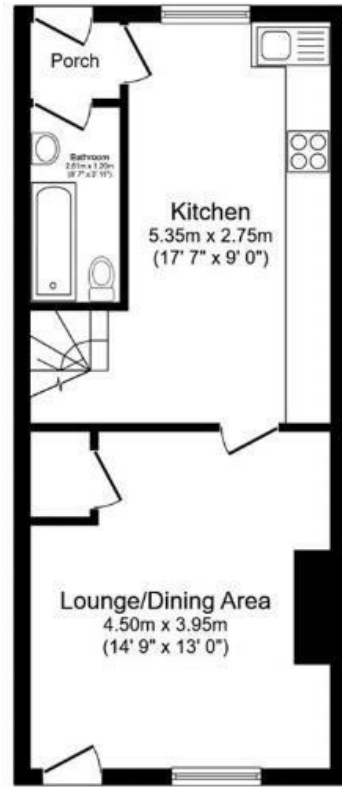
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

Symonds + Greenham have been informed that this property is Freehold

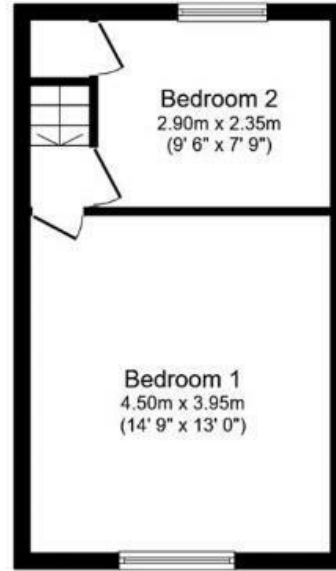
VIEWINGS

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



Ground Floor

Floor area 39.8 sq.m. (428 sq.ft.)



First Floor

Floor area 28.4 sq.m. (306 sq.ft.)

Total floor area: 68.2 sq.m. (734 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A			76
81-91) B			
69-80) C			
55-68) D		64	
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	

