



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **162 Thoresby Street, Hull, East Yorkshire HU5 3RE**

### **£120,000**

**ATTENTION FIRST TIME BUYERS - POPULAR DUKERIES LOCATION - NO ONWARD CHAIN - TWO BED TERRACED - GENEROUS KITCHEN WITH SKYLIGHT - WELL PRESENTED**

This delightful 2 bedroom end terraced property on Thoresby Street is nestled in the heart of the sought after Dukeries neighbourhood, located in the vibrant HU5 area. Its fantastic proximity to Princes Avenue, Newland Avenue, and Chanterlands Avenue ensures you're within easy reach of a rich assortment of bars, restaurants, and shops, creating a lively and convenient urban lifestyle.

The property offers a well thought out interior, with an open plan living and dining room for flexible use. A spacious, modern breakfast kitchen with a skylight brings in plenty of natural light, creating an inviting space for cooking and socialising. A convenient utility room adds a practical touch, completing the ground floor layout.

Upstairs, you'll find two generously sized double bedrooms and a bathroom designed for comfort. With a rear courtyard, this property extends your living space outdoors, providing room for relaxation and outdoor entertaining. And if you're looking for storage options, this house has you covered, making it a practical and comfortable home in this popular and bustling part of Hull.

**DON'T MISS OUT...BOOK YOUR VIEWING NOW!**

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **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.

### **COUNCIL TAX BAND**

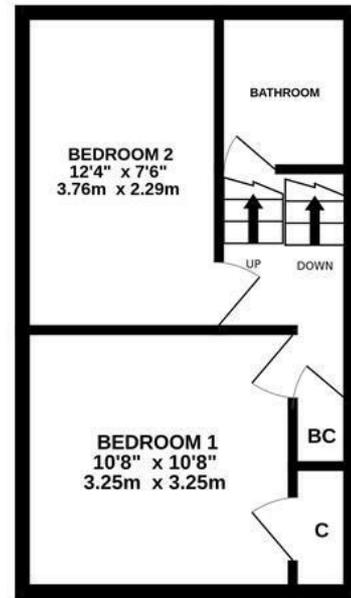
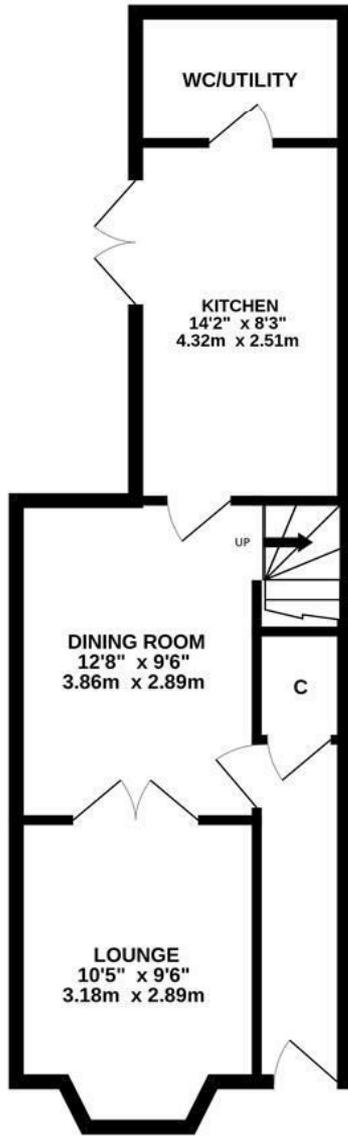
Symonds + Greenham have been informed that this property is in Council Tax Band A

### **VIEWINGS**

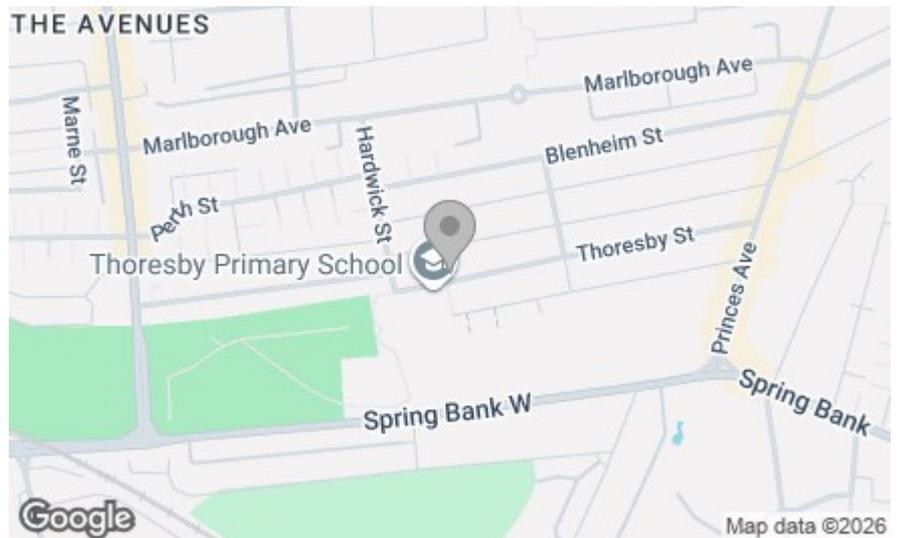
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### **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.



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.  
 Made with Metropix ©2023



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC