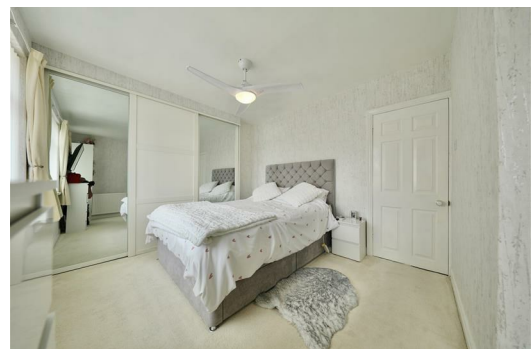




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **28 Glebe Road, Hull, HU7 0DX**

### **£125,000**

BEAUTIFULLY PRESENTED AND READY TO MOVE INTO, THIS CHARMING TWO-BEDROOM END-TERRACE HOME OFFERS SPACIOUS LIVING, A LARGE CONSERVATORY, GARAGE, LOW-MAINTENANCE GARDEN, AND EXCELLENT TRANSPORT LINKS.

Nestled in on Glebe Road in Hull, this immaculate end terraced home is a true credit to its current owners. Featuring two spacious reception rooms, this delightful property offers a cosy lounge that invites relaxation, alongside a well-appointed kitchen dining space that seamlessly leads into a generous conservatory, perfect for enjoying the garden views throughout the seasons.

The home features two double bedrooms, each equipped with fitted wardrobes, providing ample storage and comfort. The bathroom is conveniently located, ensuring practicality for everyday living.

Outside, the property presents an easy-to-maintain paved back garden, which includes a garage and a lovely seating area, ideal for alfresco dining or simply unwinding in the fresh air.

Situated in a popular location, this residence benefits from excellent transport links and bus routes to the city centre, making it an ideal choice for those seeking convenience alongside a peaceful neighbourhood. This property is perfect for first-time buyers or small families looking for a charming home in Hull. Don't miss the opportunity 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**

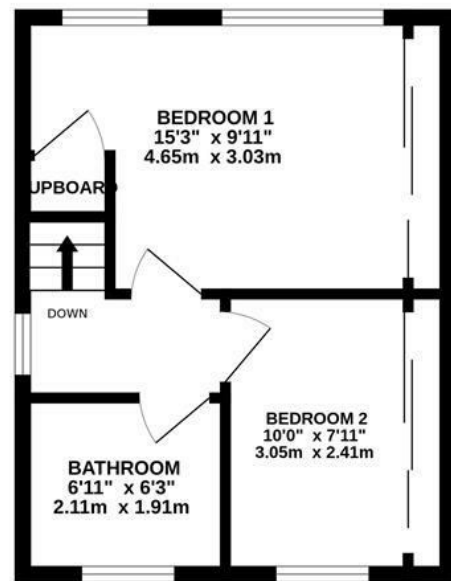
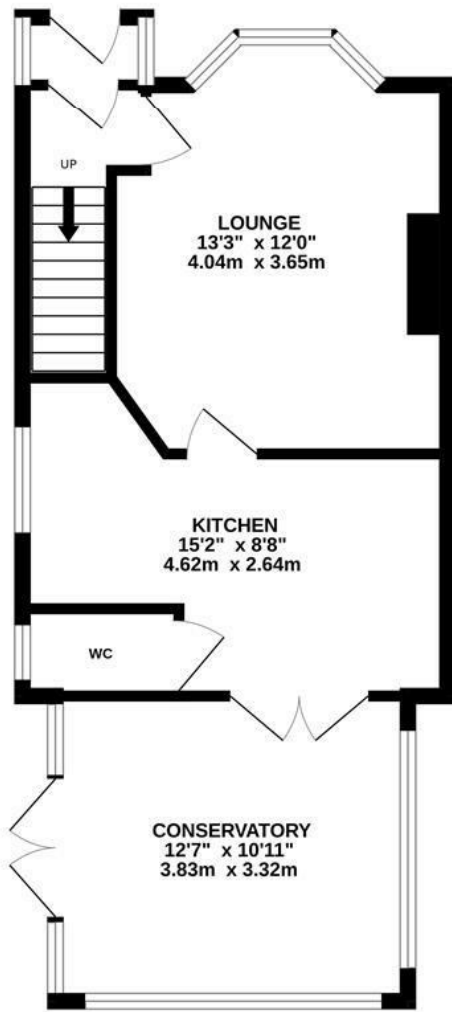
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **TENURE**

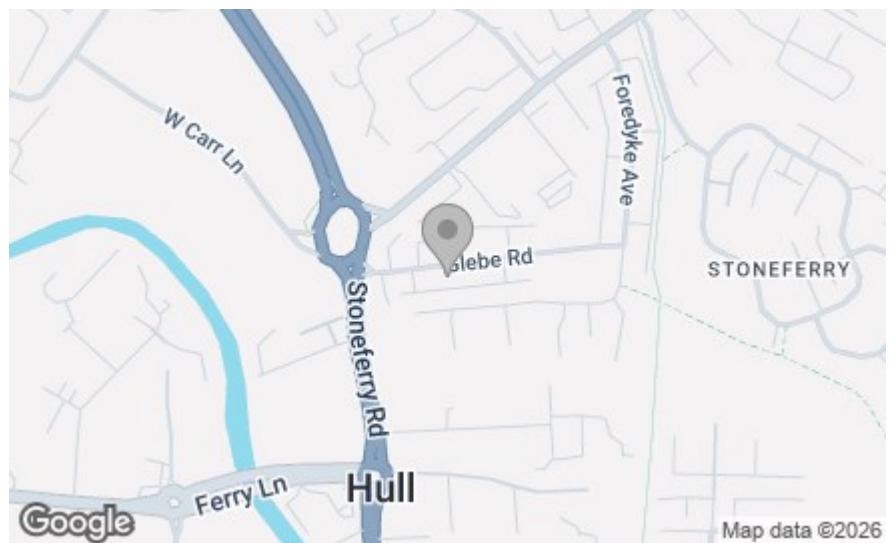
Symonds + Greenham have been informed that this property is Freehold.

### **VIEWINGS**

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



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	86
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC