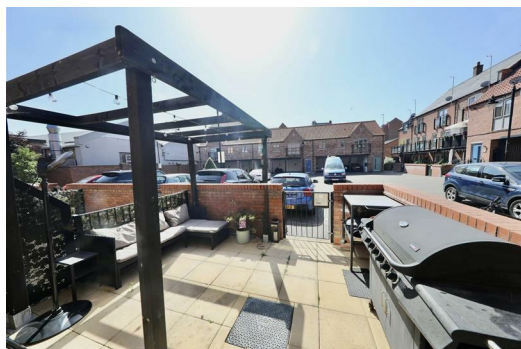




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **18 Scotts Square, Hull, HU1 1AU**

### **£240,000**

Situated in the heart of Hull's vibrant Fruit Market, this stylish two bedroom terraced home offers the perfect blend of contemporary living and city centre convenience. Located on the sought after Scotts Square, just off Humber Street, the property is perfectly placed to enjoy an array of independent bars, restaurants, cafés and waterfront attractions, making it an excellent choice for first time buyers, professionals and downsizers alike.

The accommodation briefly comprises a welcoming entrance hall, a convenient ground floor WC, a contemporary fitted kitchen with a range of modern units and integrated appliances, and a spacious, beautifully presented living room offering the perfect space to relax or entertain. Finished in a stylish and contemporary fashion throughout, the property has been lovingly maintained and is ready to move straight into. To the first floor are two excellent sized bedrooms, both beautifully presented, together with a sleek and modern family bathroom fitted with quality fixtures and fittings.

Externally, the property enjoys a fantastic rear garden with a pergola, creating a wonderful outdoor entertaining space and a real sun trap during the warmer months. The garden also provides access to a communal car park, adding further convenience to this superb city centre home.

Offering stylish accommodation in one of Hull's most desirable locations, within easy walking distance of the Marina and Hull's bustling city centre, this exceptional home is not to be missed.

**BOOK YOUR VIEWING NOW!**

### **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 B

### **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**

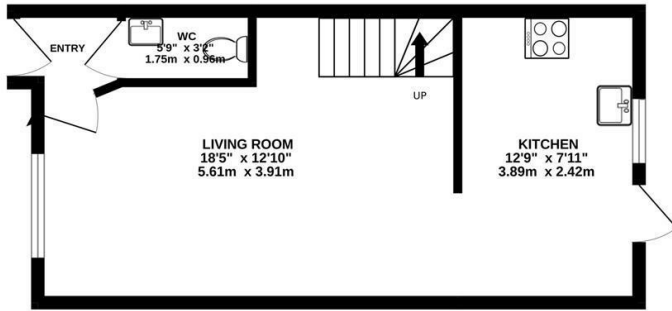
Symonds + Greenham have been informed that this property is Freehold.

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

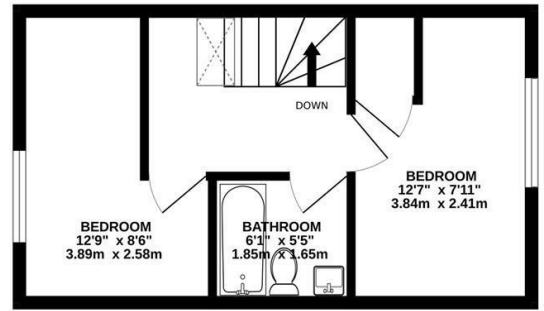
### **VIEWINGS**

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

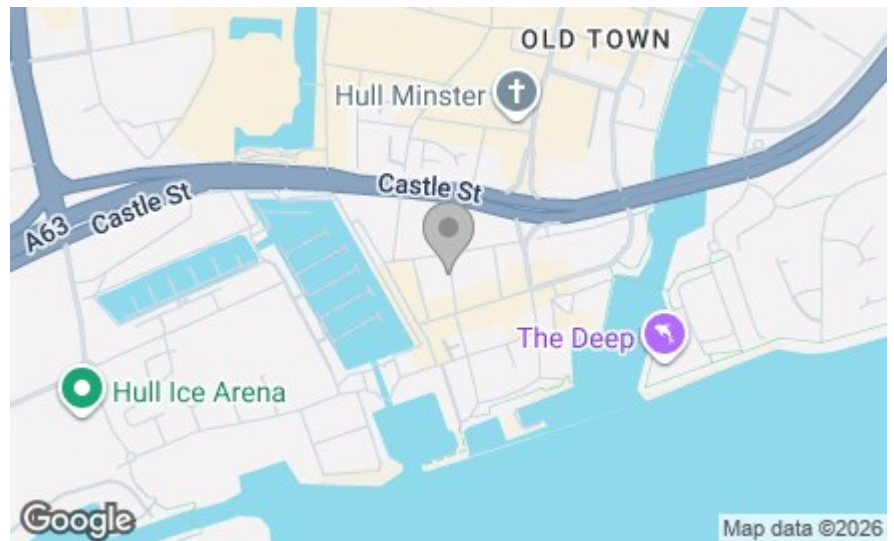
GROUND FLOOR



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	
Current	Potential
	96
82	

Very energy efficient - lower 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

England & Wales EU Directive 2002/91/EC