



SYMONDS + GREENHAM

Estate and Letting Agents



125 Welbeck Street, Hull, HU5 3SB

£125,000

FULL OF PERIOD CHARM AND BEAUTIFULLY PRESENTED THROUGHOUT, THIS STYLISH TWO-BEDROOM HOME BOASTS TWO RECEPTION ROOMS, A COSY LOG BURNER, AND A SOUGHT-AFTER LOCATION JUST MOMENTS FROM PRINCES AVENUE'S POPULAR CAFÉS, BARS, AND RESTAURANTS.

Nestled in down the cul-de-sac off the vibrant Princes Avenue in Hull, this beautifully presented terraced house offers a delightful blend of period features and modern living. As you step inside, you are welcomed by two inviting reception rooms. The lounge features a lovely bay window that fills the space with natural light, complemented by a cosy log burner, perfect for those chilly evenings. The dining room features a traditional fireplace, creating a warm and inviting atmosphere for family meals and entertaining guests.

The bright galley kitchen leads seamlessly to the downstairs bathroom, ensuring convenience for everyday living. Upstairs, you will find two spacious double bedrooms, providing ample space for relaxation and rest. The property also includes a small yard at the rear, ideal for enjoying a morning coffee or tending to a few plants.

This home is ideally situated within easy reach of a variety of cafes, bars, and restaurants, making it perfect for those who enjoy a lively community atmosphere. With its charming features and prime location, this property is an excellent opportunity for anyone looking to settle in a desirable area of Hull. 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.

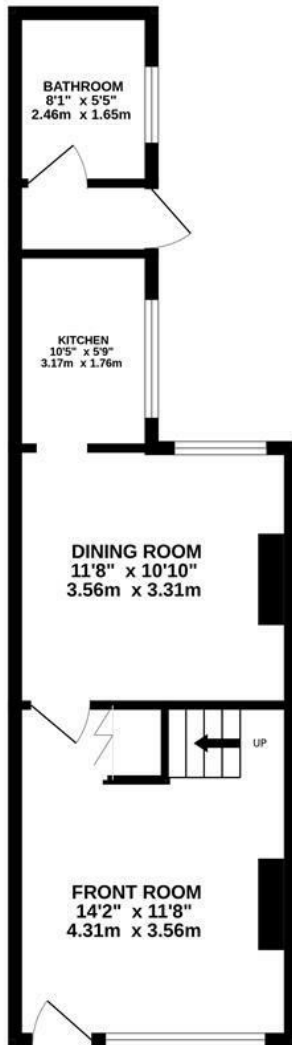
TENURE

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

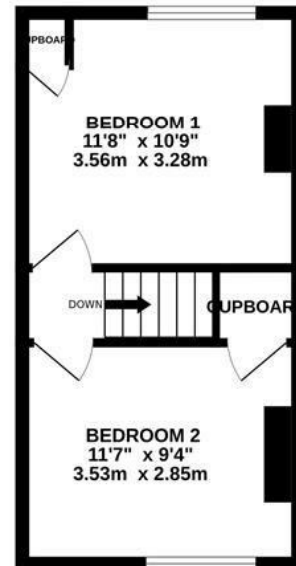
VIEWINGS

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

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

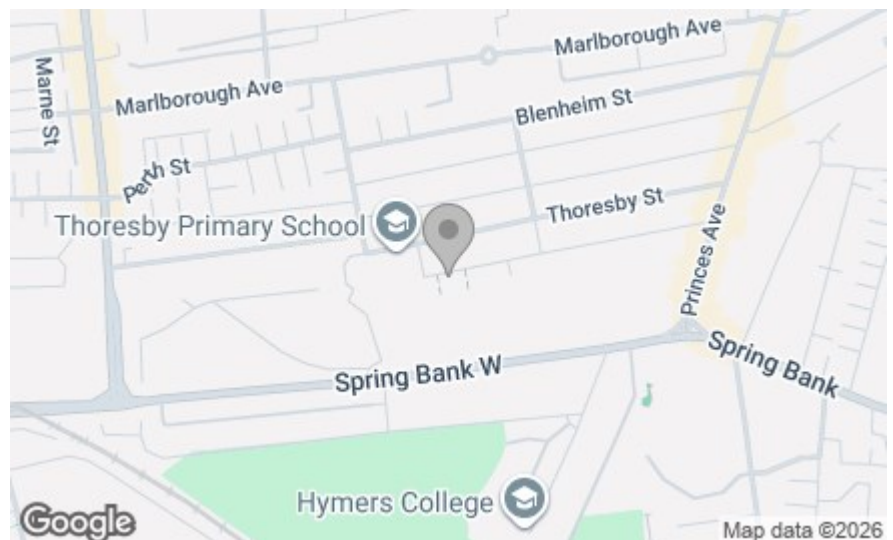


1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) approx.

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 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		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	England & Wales	EU Directive 2002/91/EC



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