



SYMONDS + GREENHAM

Estate and Letting Agents



123 Belvoir Street, Hull, HU5 3LS

£105,000

Symonds and Greenham are delighted to present this two bedroom end terraced property, ideally positioned on Belvoir Street in the popular Dukeries area, right in the heart of HU5. Well maintained by the current owner but offering scope for some modernisation, the property provides a fantastic opportunity for a buyer looking to create a home to their own taste.

The location is a real highlight, with the property perfectly placed for the excellent range of amenities found along both Charterlands Avenue and Princes Avenue. Shops, cafés, bars and restaurants are all within easy reach, alongside regular transport links into Hull city centre and the surrounding areas.

Internally, the property opens into an entrance hall leading through to the living room, with a separate dining room beyond providing a second generous reception space. The kitchen sits towards the rear of the property, followed by a useful lobby and ground floor bathroom.

To the first floor are two good sized bedrooms, offering comfortable accommodation with plenty of potential for a first time buyer, couple or those looking for an investment property in this ever popular part of HU5.

Externally, the property benefits from a south facing rear garden, making the most of the sun throughout the day and providing a lovely outdoor space with plenty of scope to make it your own. There is also useful shed/storage space, along with a passageway providing access through to the front of the property.

Combining a sought after Dukeries location, two generous bedrooms and a south facing garden, this well maintained home offers plenty of potential for its next owner and is likely to appeal to a wide range of buyers.

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

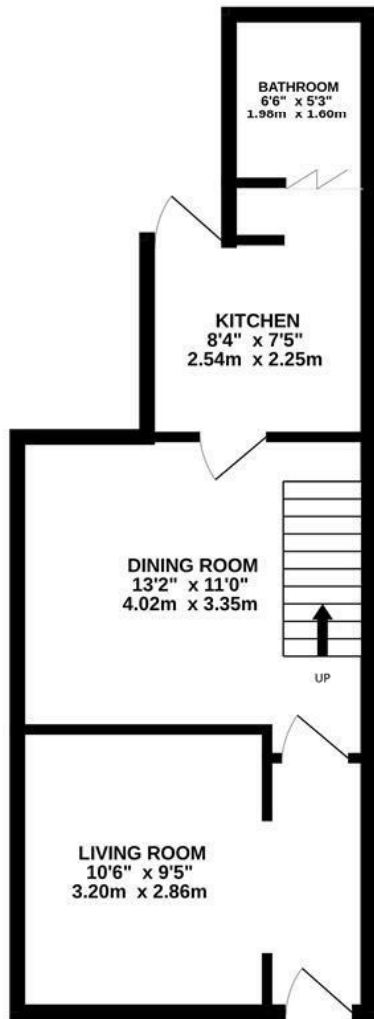
Symonds + Greenham have been informed that this property is Freehold.

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

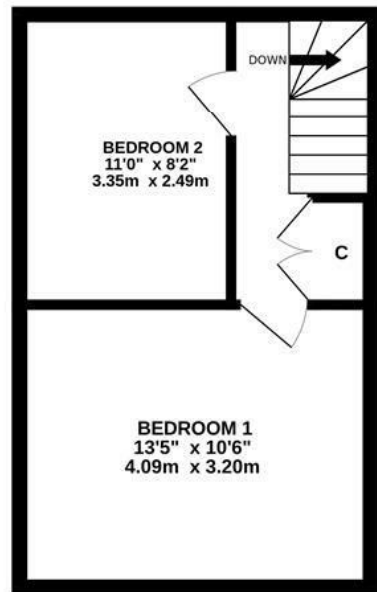
VIEWINGS

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(82 plus) A	
(81-91) B		(71-81) B	
(69-80) C		(59-70) C	
(55-68) D		(45-58) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

