



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **187 Clumber Street, Hull, HU5 3RJ**

### **£99,500**

**TWO-BED MID-TERRACE HOUSE - TWO RECEPTION ROOMS & PRACTICAL KITCHEN - DOWNSTAIRS BATHROOM - CLOSE TO THORSBY PRIMARY SCHOOL & PRINCES AVENUE - IDEAL FOR FIRST-TIME BUYERS OR INVESTORS - OFFERED WITH NO CHAIN**

Nestled on Clumber Street in Hull, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. With two spacious reception rooms, this property offers ample space for relaxation and entertaining, making it a perfect home for small families or those who enjoy hosting guests. The house, while requiring some updates, is ready for immediate occupancy, allowing you to settle in and gradually make it your own. The potential for personalisation is vast, enabling you to infuse your unique style into the living spaces.

The home features two inviting reception rooms, perfect for both relaxation and entertaining guests. The well-proportioned kitchen is designed for practicality, providing ample space for culinary creations, while the conveniently located downstairs bathroom adds to the home's functionality. Upstairs, you will find two comfortable bedrooms, each offering a peaceful retreat at the end of the day. The layout of the property is thoughtfully designed to ensure a harmonious flow throughout, making it ideal for modern living.

Situated near the junction of Hardwick Street, this property enjoys easy access to local amenities, ensuring that everything you need is within reach. Families will particularly appreciate the close proximity to Thorsby Primary School, making school runs a breeze. Furthermore, the vibrant atmosphere of Princes Avenue is just a short stroll away, where you can explore a delightful selection of independent retailers, café bars, and other conveniences, adding to the appeal of this location. Offered with no chain, this property is a fantastic canvas for those looking to create their dream home in a vibrant area.

**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**

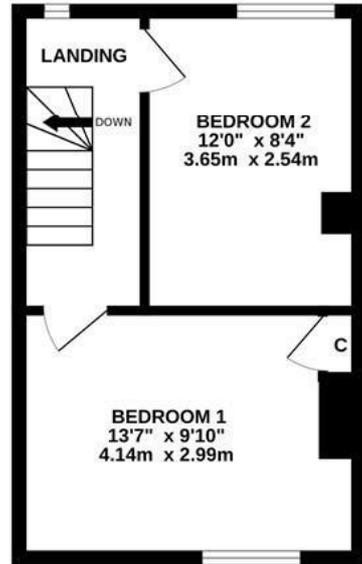
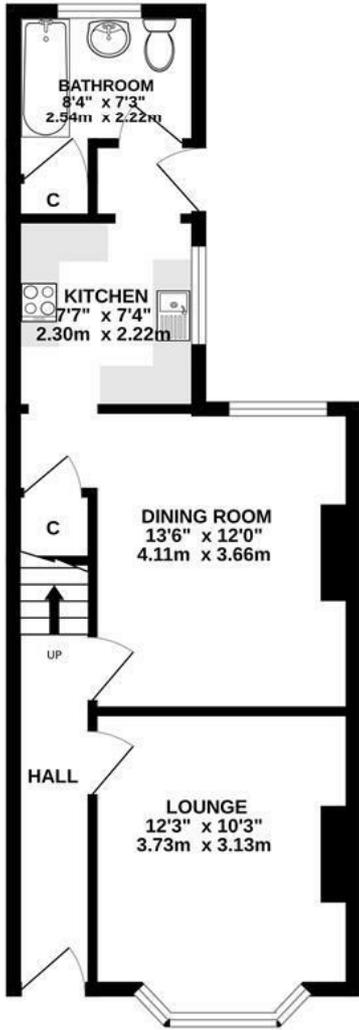
The property has the benefit of double glazing.

**TENURE**

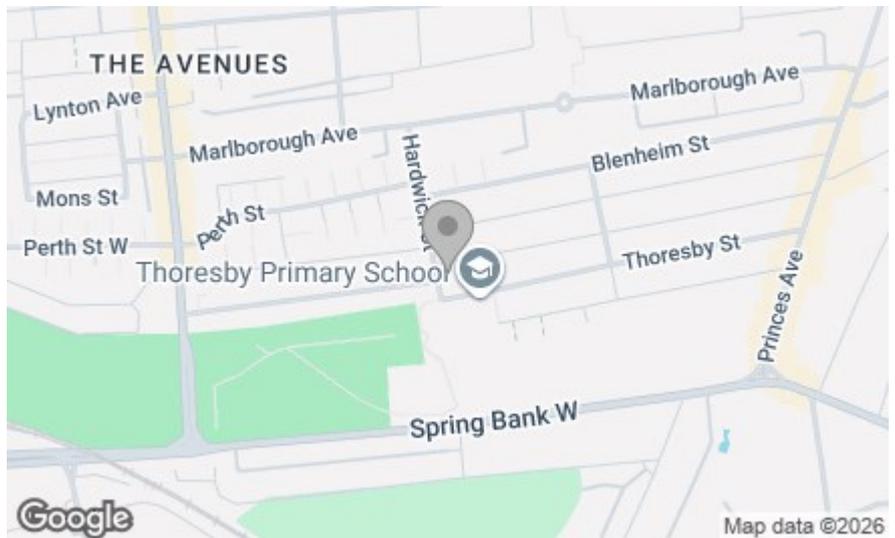
Symonds + Greenham have been informed that this property is Freehold

**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) <b>A</b>	
(81-91) <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	
(92 plus) <b>A</b>	
(81-91) <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