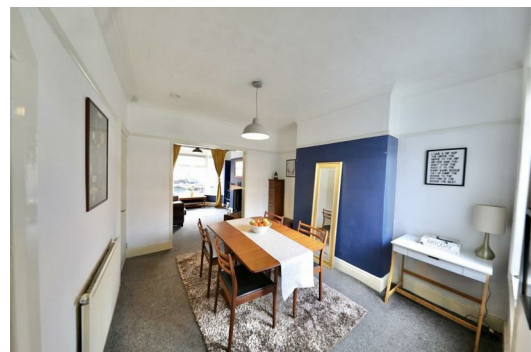




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 180 Thoresby Street, Hull, HU5 3RE

### Offers over £110,000

ATTENTION FIRST TIME BUYERS - DUKERIES ALERT - POPULAR LOCATION IN THE HEART OF HU5 - CLOSE TO AMENITIES ON PRINCES AND CHANTERLANDS AVE - WELL PRESENTED THROUGHOUT  
- NEW BATHROOM AND BOILER

Situated on Thoresby Street in the heart of the popular HU5 area, this charming two bedroom terraced property offers an ideal opportunity for first time buyers. With its fantastic location near Chanterlands Avenue and Princes Avenue, residents can enjoy a vibrant selection of bars, cafes and shops right on their doorstep. The property is also close to an outstanding primary school and benefits from regular bus routes into the city centre, making it a highly convenient and sought after spot.

Well presented throughout, the property boasts modern upgrades including a new boiler and bathroom fitted within the last two years. The ground floor features a welcoming entrance hall leading to an open plan living and dining room, a well appointed kitchen and a contemporary shower room. Upstairs, there are two generously sized double bedrooms offering ample space and comfort.

Externally, the property enjoys a good sized rear yard, perfect for low maintenance outdoor living. With its modern features, stylish presentation and fantastic location, this home is a superb choice for anyone looking to step onto the property ladder.

DON'T DELAY...BOOK YOUR VIEWING NOW!

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and doors to dining room and...

### LIVING ROOM

*12'3 x 10'2 max (3.73m x 3.10m max)*

a stylishly presented living room with bay window, adjoining the...

### DINING ROOM

*13'7 x 12'0 max (4.14m x 3.66m max)*

a good sized dining room with under stairs storage cupboard and door to...

### KITCHEN

*10'8 x 8'1 max (3.25m x 2.46m max)*

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, space for fridge freezer, plumbing for washing machine, door to rear garden and door to....

### SHOWER ROOM

a recently installed, stylish shower room with low level w/c, sink basin with vanity unit, walk in shower, with tiles to splash back areas

## FIRST FLOOR

### LANDING

### BEDROOM 1

*13'5 x 10'1 max (4.09m x 3.07m max)*

a spacious primary bedroom

### BEDROOM 2

*11'2 x 8'4 max (3.40m x 2.54m max)*

another good sized double bedroom

### OUTSIDE

a good sized courtyard laid with concrete, enclosed by timber fencing with gate to the ten foot

### 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.

### VIEWINGS

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

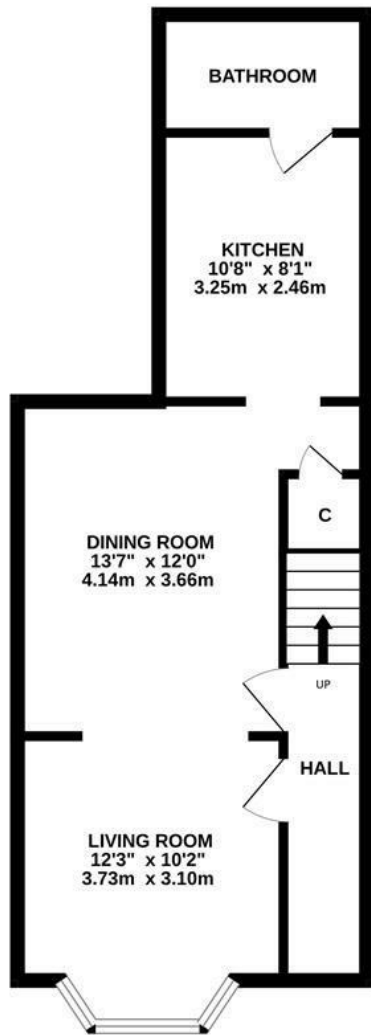
### TENURE

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

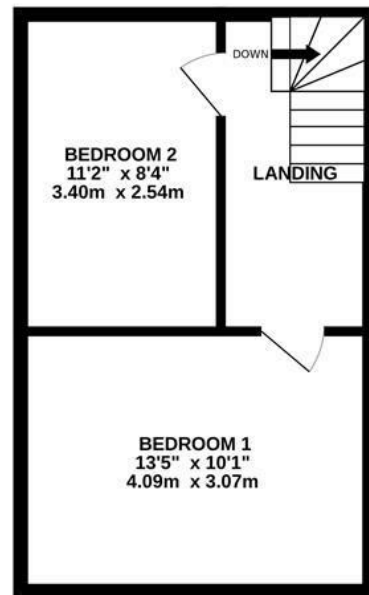
If you require more information on the tenure of this property please contact the office on 01482 444200.



GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.

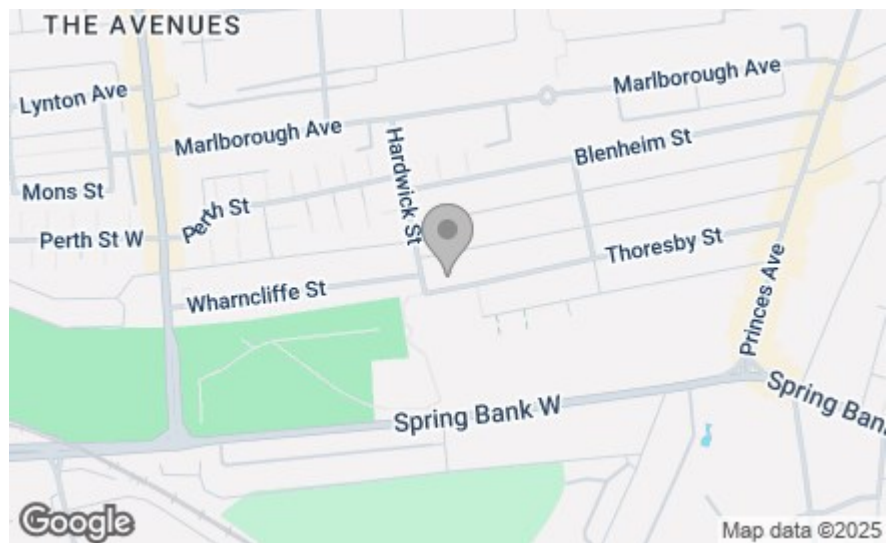


1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	