



SYMONDS + GREENHAM

Estate and Letting Agents



8 Welbeck Street, Hull, HU5 3SQ

£135,000

Symonds and Greenham are delighted to present this gorgeous two bedroom mid terraced period home on Welbeck Street, located in the ever popular Dukeries area of HU5. Ideally positioned within easy reach of the vibrant amenities on Princes Avenue, Newland Avenue and Chanterlands Avenue, as well as excellent bus links and the city centre, this property offers both lifestyle and convenience in equal measure.

Beautifully transformed by the current owners, the home is stylishly presented throughout, blending period charm with a modern aesthetic. The accommodation briefly comprises an entrance hall leading into a bright and inviting open plan living and dining room, creating a sociable and versatile space which flows seamlessly into the kitchen at the rear.

To the first floor are two generously sized double bedrooms, both beautifully presented, along with a stunning bathroom finished to a high standard.

Externally, the property boasts a lovely rear garden, thoughtfully designed and featuring a unique bunker space, ideal for storage, a cosy retreat or even an extension of the living space. A small front garden adds to the overall kerb appeal.

A truly standout home in one of HU5's most sought after locations, perfect for buyers looking for something stylish and ready to move straight into.

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.

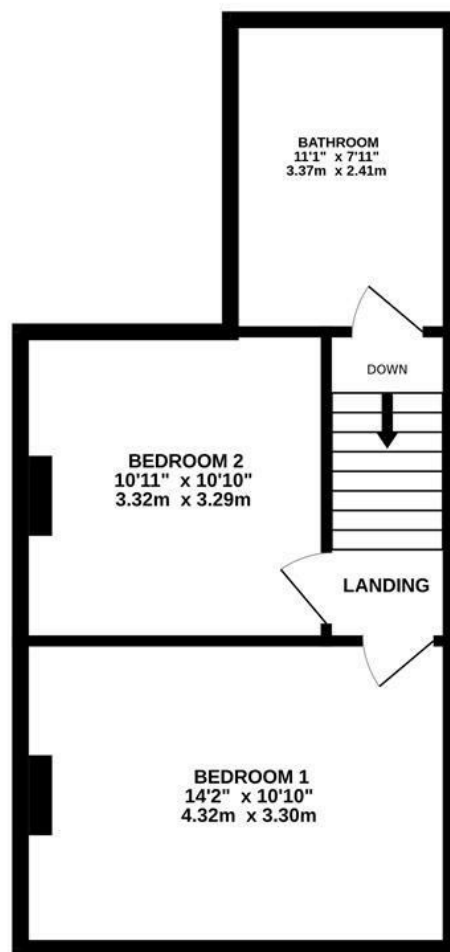
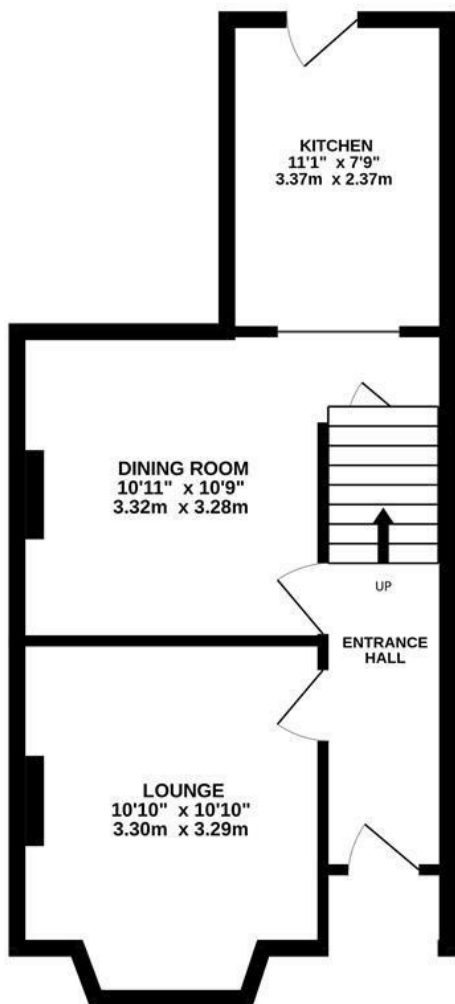
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

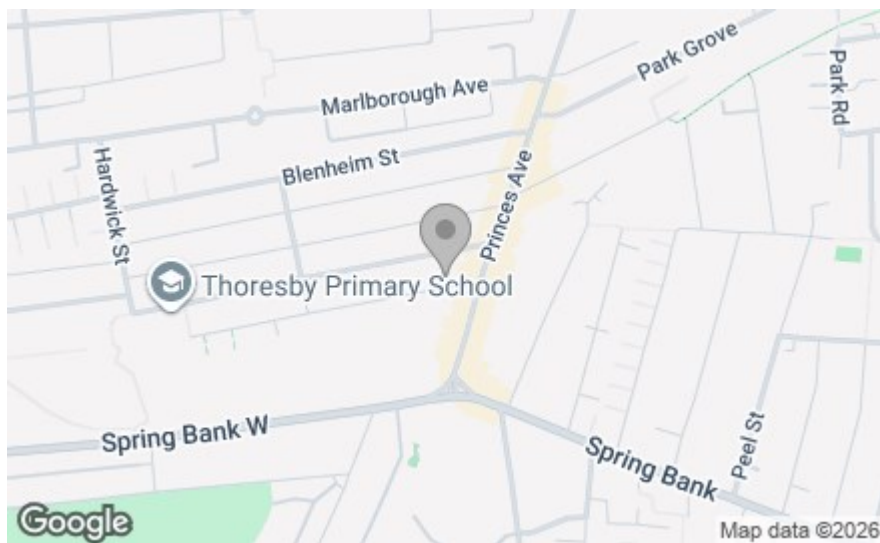
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 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	
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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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