



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **9 Manvers Street, Hull, HU5 2HJ**

### **£90,000**

TWO-BEDROOM MID-TERRACE HOME JUST OFF NEWLAND AVENUE, FEATURING TWO RECEPTION ROOMS, SPACIOUS LIVING AREAS, AND EXCELLENT POTENTIAL — IDEAL FOR FIRST-TIME BUYERS OR INVESTORS IN A VIBRANT LOCATION.

Nestled on Chester Avenue, just off the bustling Manvers Street in Hull, this charming mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. With two inviting reception rooms, this home offers a spacious lounge and dining area, perfect for entertaining or relaxing with family. The ground floor also features a well-appointed kitchen and a conveniently located bathroom, while the first floor boasts two comfortable double bedrooms, each with some storage space.

The property is ready for personalisation, allowing you to add your unique touch and make it truly your own. A small yard at the rear provides a delightful outdoor space, ideal for enjoying a morning coffee or a quiet evening.

Location is key, and this home does not disappoint. Just a stone's throw from Newland Avenue, you will find a vibrant array of cafes, bars, and restaurants, as well as essential local amenities and schools, including the esteemed Hull University. Additionally, the property benefits from excellent transport links to Hull city centre, making it a convenient choice for commuters and city dwellers alike.

This mid-terrace house on Chester Avenue is not just a property; it is a place where you can create lasting memories. Whether you are looking to settle down or seeking a promising investment, this home is a wonderful opportunity waiting to be seized.

### **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**

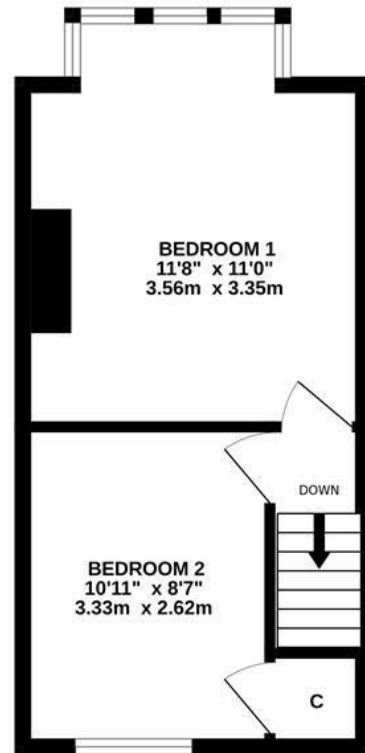
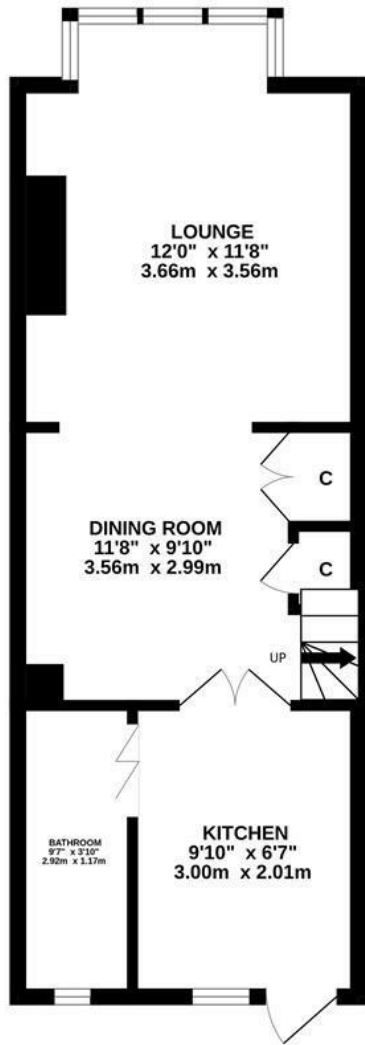
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **TENURE**

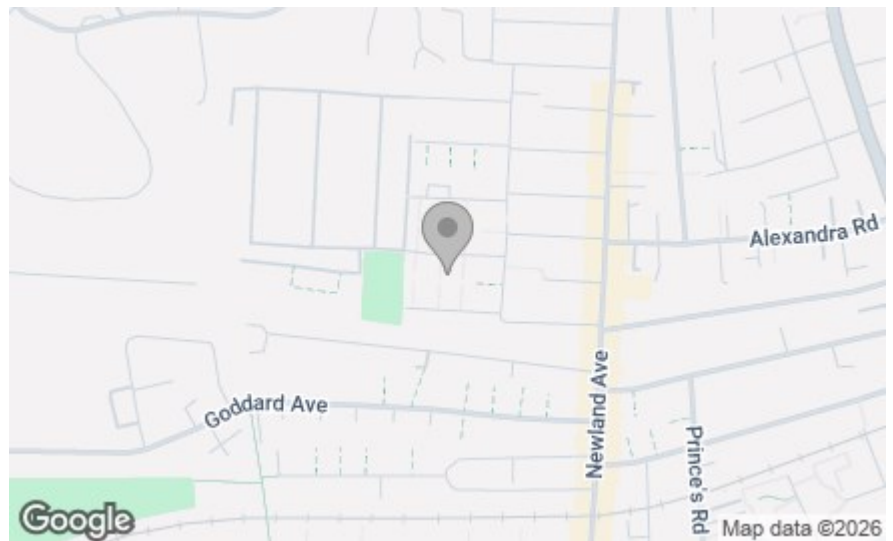
Symonds + Greenham have been informed that this property is Freehold

### **VIEWINGS**

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



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	88
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC