



SYMONDS + GREENHAM

Estate and Letting Agents



19 Windsor Park, Hull, East Yorkshire HU7 3AA

£310,000

OUTSTANDING FOUR-BEDROOM DETACHED FAMILY HOME IN THE SOUGHT-AFTER WINDSOR PARK AREA, FEATURING SPACIOUS OPEN-PLAN LIVING, MASTER EN-SUITE, VERSATILE OFFICE SPACE, LARGE LOFT AREA, AND BEAUTIFULLY MAINTAINED GARDENS WITH AMPLE PARKING.

Nestled in the desirable Windsor Park area of Kingswood, Hull, this outstanding detached house offers a perfect blend of spacious family living and modern convenience. With four generously sized bedrooms and a substantial loft area, this executive home is designed to accommodate the needs of a growing family.

Upon entering, you are greeted by a welcoming entrance hall that leads to two well-appointed reception rooms, including a comfortable lounge and an open-plan dining kitchen. The kitchen is a delightful space, featuring French doors that open directly onto a beautifully maintained garden, perfect for outdoor entertaining or simply enjoying the fresh air. The ground floor also includes a convenient downstairs w.c. and an office area, which was formerly the garage, providing flexibility for your lifestyle.

The first floor features four bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and comfort. A family bathroom serves the remaining bedrooms, making this home both practical and stylish. The property is further enhanced by central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find well-kept gardens to both the front and rear, along with a double-width driveway that provides ample parking for two vehicles.

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 "D"

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.

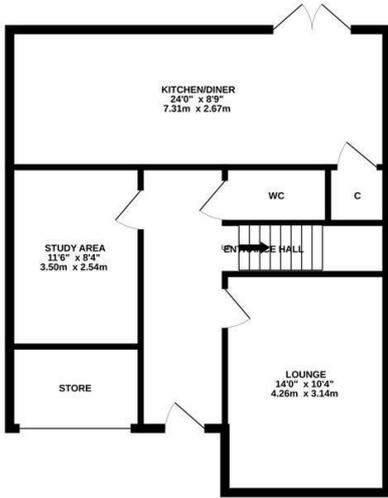
TENURE

Symonds + Greenham have been informed that this property is Freehold

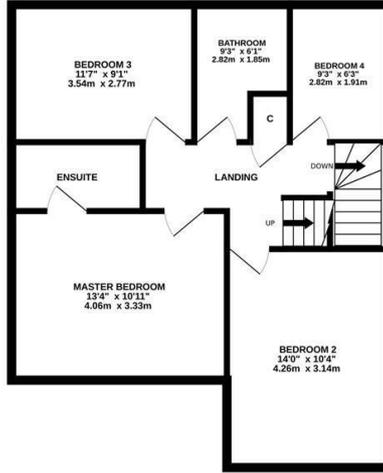
VIEWINGS

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

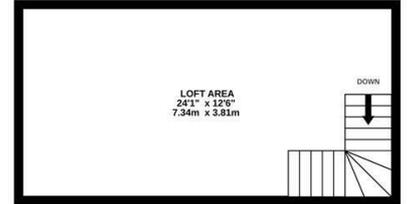
GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1571 sq.ft. (146.0 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	78	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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		

