



SYMONDS + GREENHAM

Estate and Letting Agents



69 Murrayfield Road, Hull, HU5 4DU

£175,000

POPULAR HU5 LOCATION - THREE BED SEMI - IDEAL FAMILY HOME - FRONT AND REAR GARDENS - GARAGE AND OFF STREET PARKING

This spacious three bedroom semi-detached property on Murrayfield Road is situated in the highly sought after HU5 area, offering an ideal location close to the excellent amenities of Chanterlands Avenue. With outstanding schools nearby and excellent transport links, this property is perfectly suited for families seeking convenience and comfort.

The ground floor features a generously sized hallway leading to an open plan living space, ideal for modern family living and entertaining. A well appointed kitchen, a practical utility room, a convenient w/c and an integral garage complete the ground floor layout. Upstairs, there are three well proportioned bedrooms, offering plenty of space for a growing family and a family bathroom.

Externally the property boasts a good sized rear garden, perfect for outdoor activities and relaxation, as well as a small front garden and a driveway providing off street parking. This fantastic family home combines space, practicality and an excellent location, making it a must see property.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

a spacious entrance hall with three storage cupboards, stairs to first floor and doors to living room and...

W/C

with low level w/c and floating sink basin

LIVING ROOM

22'8 x 11'6 max (6.91m x 3.51m max)

a spacious open plan living room with sliding doors to the rear garden

KITCHEN

9'5 x 8'4 max (2.87m x 2.54m max)

with a range of eye and base level units with complementing work surfaces, small breakfast bar, sink basin with drainer unit, integrated under counter fridge, integrated oven with induction hob and overhead extractor fan and door to...

UTILITY ROOM

9'8 x 5'7 max (2.95m x 1.70m max)

with work bench, plumbing for washing machine, space for under counter appliances, door to garage and door to the rear garden

GARAGE

15'4 x 8'8 max (4.67m x 2.64m max)

a good sized garage with power supply

FIRST FLOOR

LANDING

BEDROOM 1

12'7 x 12'5 max (3.84m x 3.78m max)

a spacious primary bedroom

BEDROOM 2

9'9 x 9'8 max (2.97m x 2.95m max)

another good sized double bedroom with fitted wardrobes

BEDROOM 3

8'7 x 8'3 max (2.62m x 2.51m max)

with storage cupboard

BATHROOM

with low level w/c, floating sink basin, heated towel rail and panelled bath with overhead shower attachment

OUTSIDE

a lovely rear garden, mainly laid to lawn with block paved patio and paved patio area, enclosed by timber fencing.

To the front, the property benefits from a lawned front garden and a drive providing off street parking.

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 C.

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

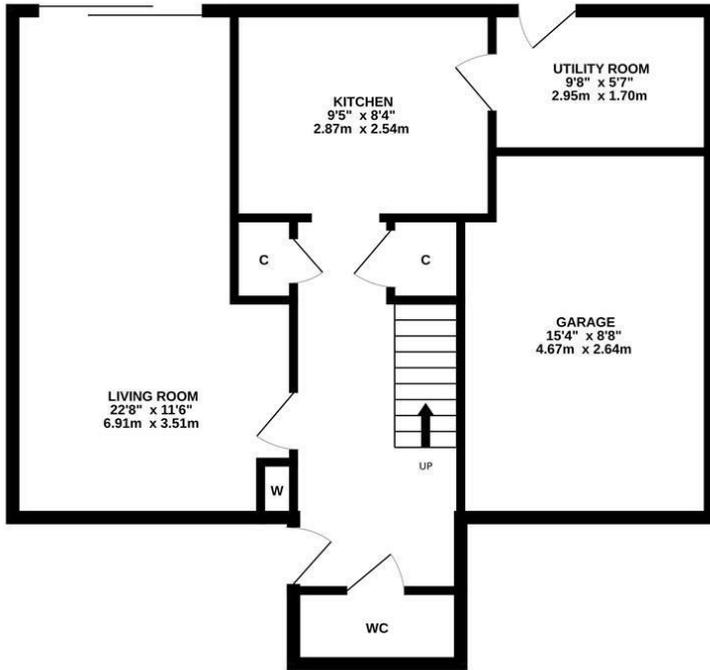
Symonds + Greenham have been informed that this property is Freehold.

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

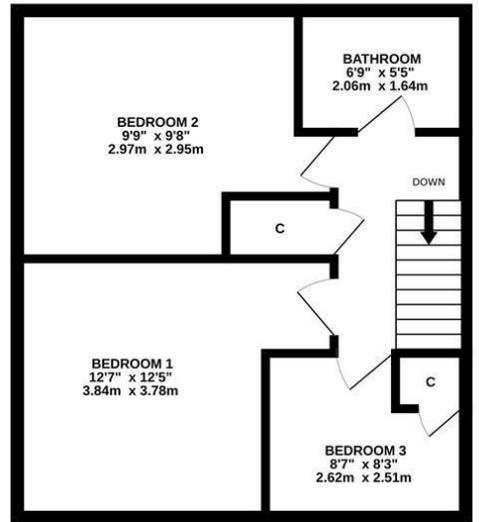
VIEWINGS

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

GROUND FLOOR
731 sq.ft. (68.0 sq.m.) approx.

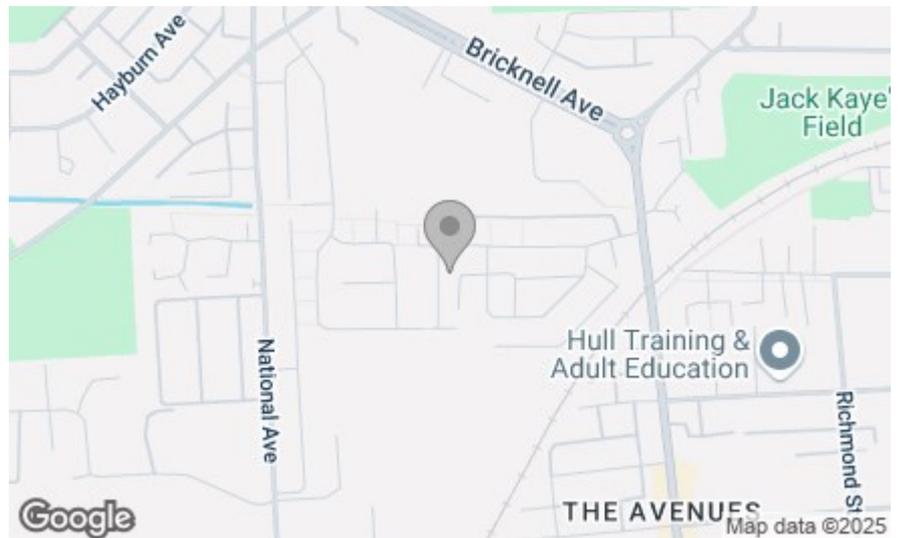


1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 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