



SYMONDS + GREENHAM

Estate and Letting Agents



11a Kenmore Drive, Hull, HU6 7XH

Asking price £285,000

THREE/FOUR BED DETACHED BUNGALOW - SPACIOUS LAYOUT - BATHROOM AND EN SUITE - LOVELY REAR GARDEN - OFF STREET PARKING - QUIET, RESIDENTIAL NEIGHBOURHOOD - POPULAR HU6 LOCATION - CLOSE TO AMENITIES IN KINGSWOOD - GOOD TRANSPORT LINKS

Symonds and Greenham are delighted to bring to the market this superb three bedroom detached bungalow on Kenmore Drive. Tucked away in a quiet residential location in the popular HU6 area, the property enjoys a peaceful setting while being close to a fantastic range of amenities at Kingswood Retail Park, including shops, cafés, restaurants and leisure facilities.

The bungalow offers spacious and well presented accommodation throughout, with three generous double bedrooms, including a master bedroom with ensuite, a large family bathroom and a modern kitchen diner with a skylight creating a bright and airy feel. There's also a good sized utility room and a lovely living room overlooking the rear garden. It also has an additional reception room which could be used as a lounge, games room or fourth bedroom.

Outside, the property boasts a beautiful, private lawned rear garden and a front driveway providing ample off street parking.

This is a fantastic opportunity to purchase a spacious, well located bungalow offering comfort, style and convenience in equal measure.

BOOK YOUR VIEWING NOW!

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

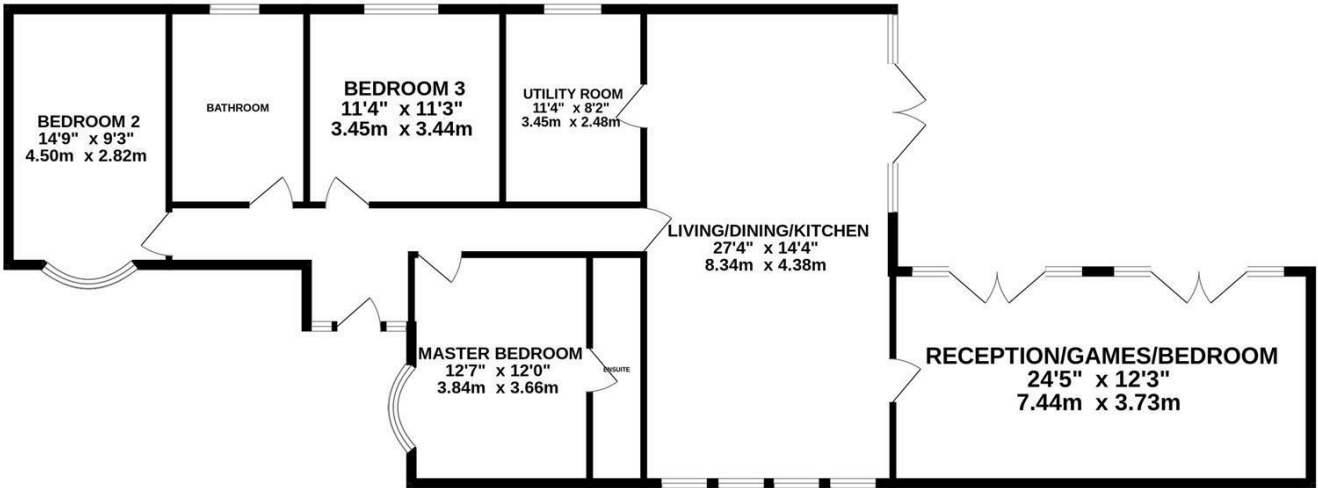
Symonds + Greenham have been informed that this property is Freehold.

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



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		82
(81-91) B		
(69-80) C	73	
(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			
(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	