



SYMONDS + GREENHAM

Estate and Letting Agents



17 Crusoe Road, Hull, HU7 3NL

£223,000

SENSATIONAL THREE BED SEMI - POPULAR HU7 LOCATION - SUPERB LOW MAINTENANCE REAR GARDEN - STYLISHLY PRESENTED THROUGHOUT - CLOSE TO LOCAL AMENITIES - TWO BATHROOMS - OFF STREET PARKING

Situated on the ever popular Crusoe Road in Kingswood, HU7, this immaculate three bedroom semi detached home is a perfect choice for first time buyers, growing families or anyone looking for a stylish, move-in ready property.

Just a stone's throw from Kingswood's array of shops, restaurants, schools and leisure facilities, as well as excellent transport links, it offers both convenience and comfort in a highly sought after residential spot. Step inside to a welcoming entrance hall leading to a modern kitchen diner — perfect for family meals or entertaining friends — and a bright, inviting living room that's ideal for relaxing. A handy downstairs W/C completes the ground floor. Upstairs, you'll find three well proportioned bedrooms, including a primary suite with en suite shower room, plus a contemporary family bathroom.

Outside, the generous rear garden is a real sun trap, with decking and a paved patio offering low maintenance outdoor living. Whether you're soaking up the sun, hosting a barbecue or watching the kids play, it's a space that's sure to be enjoyed. A side driveway provides off street parking, adding to the home's practicality.

This immaculate Kingswood home perfectly blends style, space, and practicality, delivering everything you need for comfortable, modern family living in a sought after location.

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

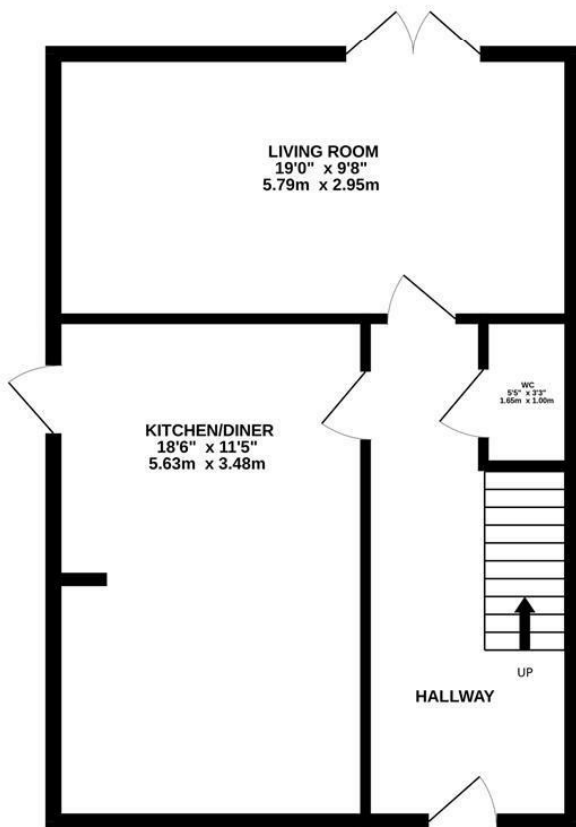
Symonds + Greenham have been informed that this property is Freehold.

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

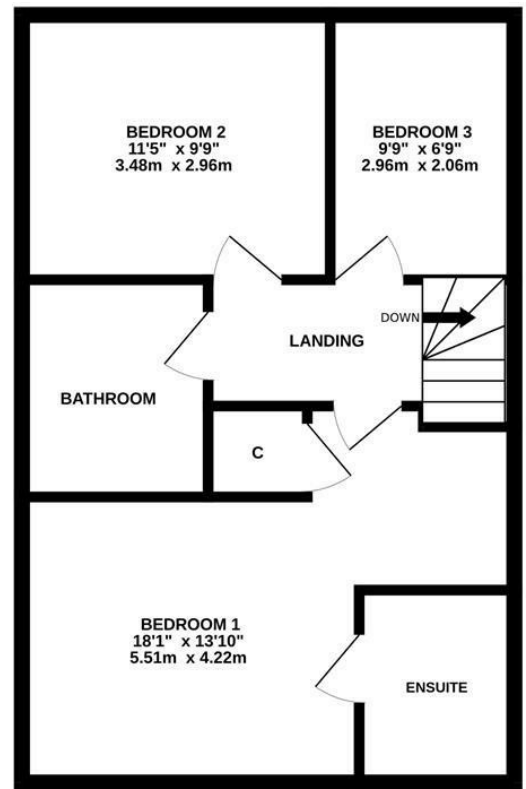
VIEWINGS

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

GROUND FLOOR



1ST 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			94
(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	

