



SYMONDS + GREENHAM

Estate and Letting Agents



24 Lumley Avenue, Hull, HU7 3GX

£240,000

A beautifully presented three bedroom detached family home, perfectly positioned on Lumley Avenue in the highly sought after Kingswood HU7 area. Stylish throughout, this spacious property offers a contemporary family lifestyle while being conveniently close to local amenities, parks and well regarded schools.

The ground floor features a welcoming front porch leading into a bright and airy living room, ideal for relaxing or entertaining. The kitchen diner is generously proportioned, with plenty of space for family meals and social gatherings. A convenient ground floor WC and integral garage add to the practicality of the layout, offering storage or potential for alternative uses.

Upstairs, the property boasts three well sized bedrooms, including a primary bedroom with a stylish en suite, alongside a modern family bathroom. Each room has been carefully maintained, creating a fresh and inviting feel throughout.

Externally, the home sits on a generous plot with a delightful rear garden, perfect for children, pets or entertaining guests. To the front, there is off street parking, completing this ideal family home.

A fantastic opportunity to acquire a spacious and stylish detached home in one of HU7's most popular residential streets, offering both comfort and convenience for modern family living.

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 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

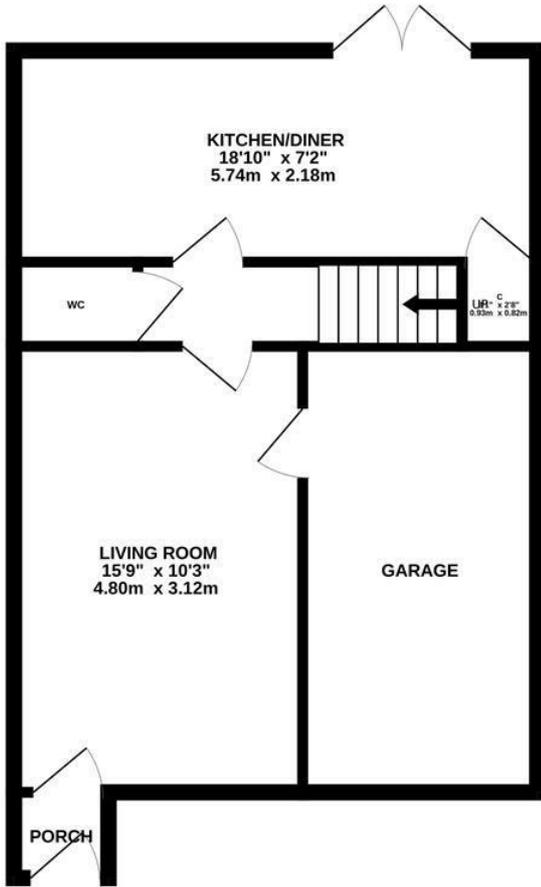
Symonds + Greenham have been informed that this property is Freehold.

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

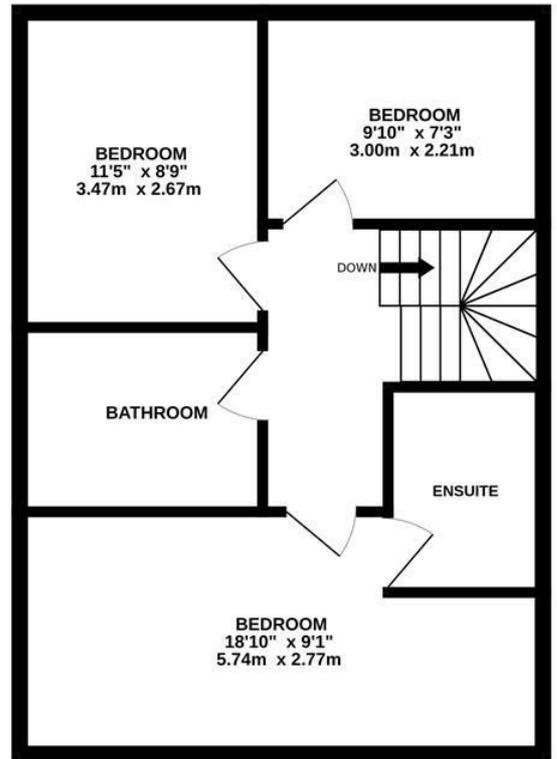
VIEWINGS

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			
(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	76	88

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		

