



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 61 Newland Park, Hull, HU5 2DR

### £430,000

Tucked away in the highly sought-after Newland Park area of Hull, this enchanting period home offers an exceptional opportunity to own a property brimming with character, charm, and original features. This impressive semi-detached house seamlessly combines the elegance of its historic design with the spaciousness and practicality needed for modern family living.

With four generously sized double bedrooms, this property is perfect for those seeking both comfort and room to grow. The home's three expansive reception rooms offer plenty of space for relaxation and entertaining, all while showcasing the unique period details that make this property stand out.

The well-appointed kitchen provides a fantastic setting for culinary creations, while the large rear garden is a true highlight—ideal for children to explore or for hosting unforgettable summer gatherings. The outdoor space is as charming as the interior, with the potential to create your own private sanctuary.

Further enhancing the appeal of this property is the integral garage and driveway parking for up to four vehicles, adding convenience for busy families. Full of original period features, this home exudes timeless charm, offering endless potential to preserve and enhance its character.

If you're in search of a home that combines historic elegance with modern living in a desirable location, this property in Newland Park is a must-see.



## GROUND FLOOR

### ENTRANCE HALL

A spacious and elegant entrance hall featuring a sweeping staircase to the first floor and a convenient understairs storage cupboard.

### LOUNGE

15'2 x 15'1 (4.62m x 4.60m )

A bright and spacious reception room filled with natural light from the bay window, complemented by a striking feature fireplace.



### DINING ROOM

14'5 x 15'7 (4.39m x 4.75m )

A generously sized reception room featuring a stylish gas fireplace and elegant French doors leading to the outdoor seating area and rear garden.



### SITTING ROOM

20'2 x 12'9 (6.15m x 3.89m )

with feature electric fireplace and door to the kitchen

### KITCHEN

17'5 x 10'9 (5.31m x 3.28m )

A spacious and bright kitchen, thoughtfully designed with a range of eye and base-level units, complemented by sleek work surfaces. Features include a sink with a drainer unit, an integrated dishwasher, a four-burner gas hob with an overhead extractor fan, an integrated electric oven, an integrated microwave, and a generous pantry cupboard for added storage.

## DOWNSTAIRS WC AND UTILITY ROOM

A practical downstairs toilet and utility area, complete with plumbing for a washing machine, space for a tumble dryer, and direct access to the rear garden.

## FIRST FLOOR

### LANDING

Large and spacious with lots of natural light and space for work area

### BEDROOM ONE

15'1 x 14'9 (4.60m x 4.50m )

A huge double bedroom with bay window



### BEDROOM TWO

14'5 x 15'5 (4.39m x 4.70m )

Another excellent sized double bedroom with French doors to a large balcony overlooking the beautiful rear garden



### BEDROOM THREE

22'8 x 10'6 (6.91m x 3.20m )

A third large double with bathed in natural light with views of the rear garden



#### BEDROOM FOUR

14'2 x 10'3 (4.32m x 3.12m )

A fourth large double bedroom



#### BATHROOM

8'7 x 10'2 (2.62m x 3.10m )

A modern bathroom suite with low level WC, heated towel rail, corner shower cubicle, stand alone bath with mixer tap and shower attachment, and half tiled



#### WC

with low level WC and pedestal hand basin

#### OUTSIDE

The beautifully landscaped and generously sized rear garden is a standout feature of this property, offering the perfect space to relax, entertain guests, or provide a safe and enjoyable area for children.



#### GARAGE AND PARKING

The property features an integral garage and a spacious front driveway with parking for up to three vehicles.

#### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

#### 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.

#### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band F

#### VIEWINGS

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

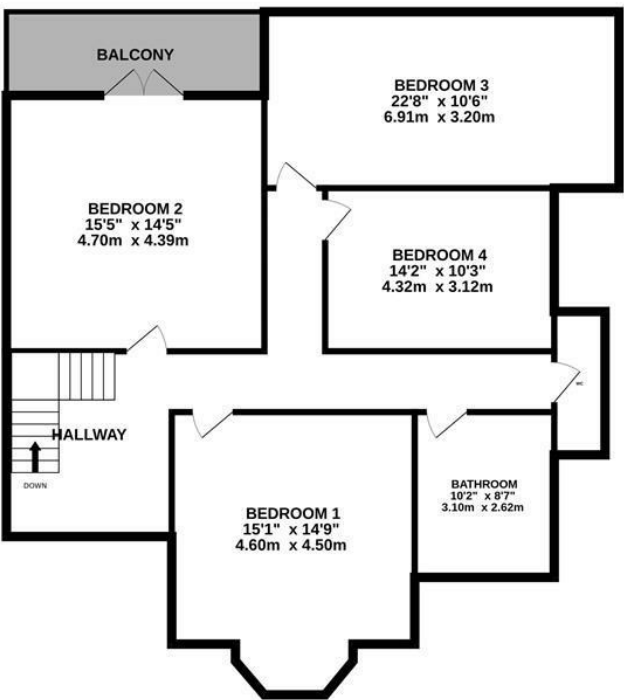
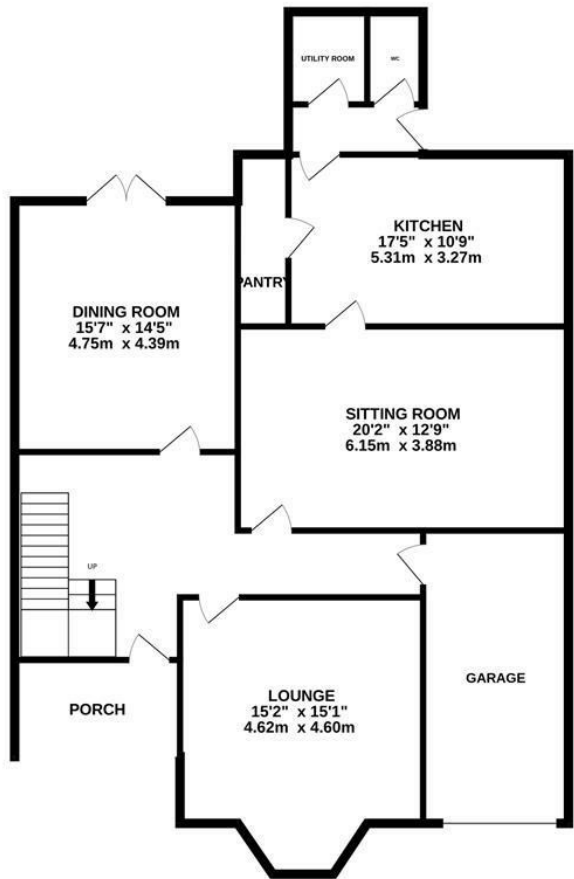
#### DISCLAIMER

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.



GROUND FLOOR  
1454 sq.ft. (135.0 sq.m.) approx.

1ST FLOOR  
1252 sq.ft. (116.4 sq.m.) approx.



TOTAL FLOOR AREA : 2706 sq.ft. (251.4 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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

