



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **45 Segrave Grove, Hull, HU5 5DJ**

### **£145,000**

**NO CHAIN - WELL-PRESENTED THREE-BED END-TERRACE HOME - LARGE CORNER PLOT WITH OFF-STREET PARKING - BRIGHT LOUNGE & FUNCTIONAL KITCHEN - GROUND-FLOOR BATHROOM FOR CONVENIENCE - FRONT & REAR GARDENS FOR OUTDOOR ENJOYMENT - NEAR SCHOOLS, SHOPS & LOCAL AMENITIES**

Nestled in the desirable area of Segrave Grove, Hull, this well-presented end-terrace house offers a perfect blend of comfort and convenience. Set on a large corner plot, the property boasts off-street parking, making it an ideal choice for families or professionals seeking easy access to the city.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and inviting lounge, perfect for relaxation or entertaining guests. The kitchen is functional and well-equipped, providing ample space for culinary pursuits. The ground floor also features a well-appointed bathroom, ensuring practicality for everyday living. The first floor comprises three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The property benefits from gardens to both the front and rear, providing delightful outdoor spaces for gardening, play, or simply enjoying the fresh air.

Segrave Grove is conveniently located, offering excellent access to Hull City Centre and the A63/M62 motorway link, making commuting a breeze. Residents will appreciate the nearby array of shopping facilities, as well as public transportation options that enhance connectivity. Additionally, local schooling and sporting facilities are within easy reach, catering to families and active individuals alike.

This charming semi-detached property is an excellent opportunity for those seeking a comfortable home in a well-connected area. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

### **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 "A"

### **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.

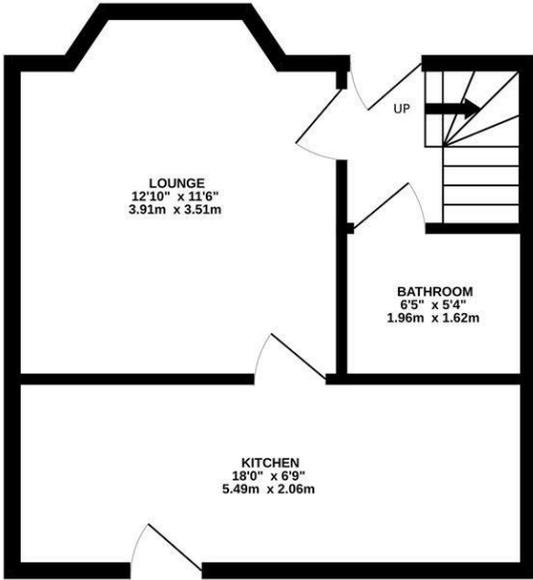
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

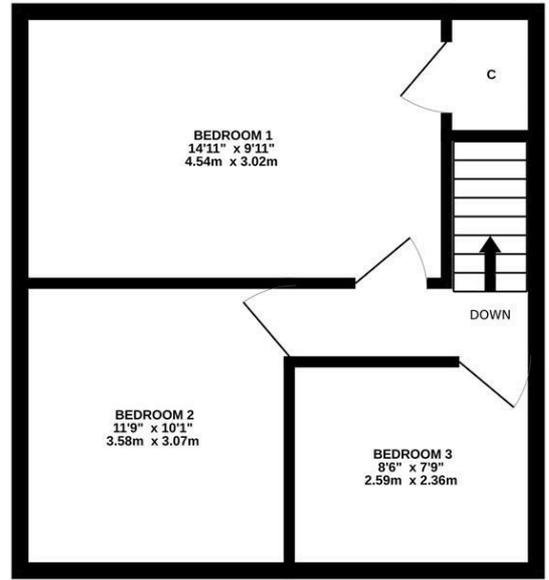
### **VIEWINGS**

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

GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.

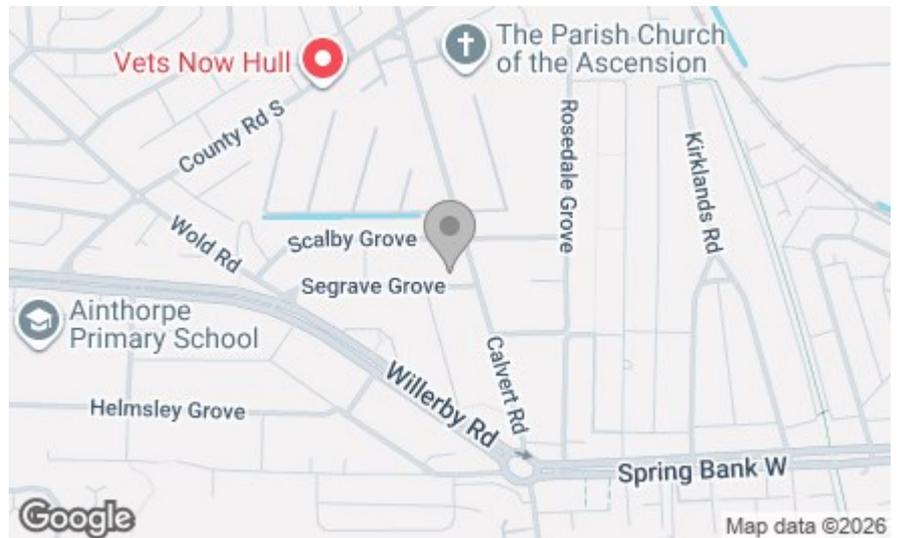


1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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
	<b>85</b>
<b>53</b>	

Very energy efficient - lower 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

England & Wales EU Directive 2002/91/EC