



SYMONDS + GREENHAM

Estate and Letting Agents



23 Bentley Grove, Hull, East Yorkshire HU6 8NP

£145,000

Symonds and Greenham are delighted to present this outstanding three bedroom end terraced home on Bentley Grove, situated in a popular residential location close to a wealth of local amenities, well regarded schools and excellent transport links.

Having undergone a comprehensive refurbishment, this remarkable property has been transformed into a stylish and contemporary home of exceptional quality. Every detail has been carefully considered, from the new windows and doors to the insulated LVT flooring, creating a home that is as practical as it is visually impressive. Immaculately presented throughout, it offers a level of finish rarely seen in properties of this type and price range.

The property comprises an entrance hall leading through to two beautifully designed reception rooms, both offering elegant and versatile living space. A dedicated dining area flows seamlessly into the modern fitted kitchen, creating a sociable hub of the home that is ideal for both everyday living and entertaining. A useful utility room and convenient ground floor WC complete the ground floor accommodation.

To the first floor are three generously proportioned bedrooms, all finished in keeping with the high standard seen throughout the property. The stylish family bathroom has been beautifully appointed, while the spacious landing adds to the feeling of space and offers exciting potential for further development, subject to the necessary consents.

Externally, the property is every bit as impressive. The rear garden has been completely transformed into a phenomenal outdoor space, providing a private and attractive setting for relaxing, entertaining and enjoying the warmer months. Whether hosting family and friends or simply unwinding after a long day, the garden offers a wonderful extension of the living space. A garage and off street parking complete the package.

A credit to the current owners, this is a home that effortlessly combines style, comfort and practicality.

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.

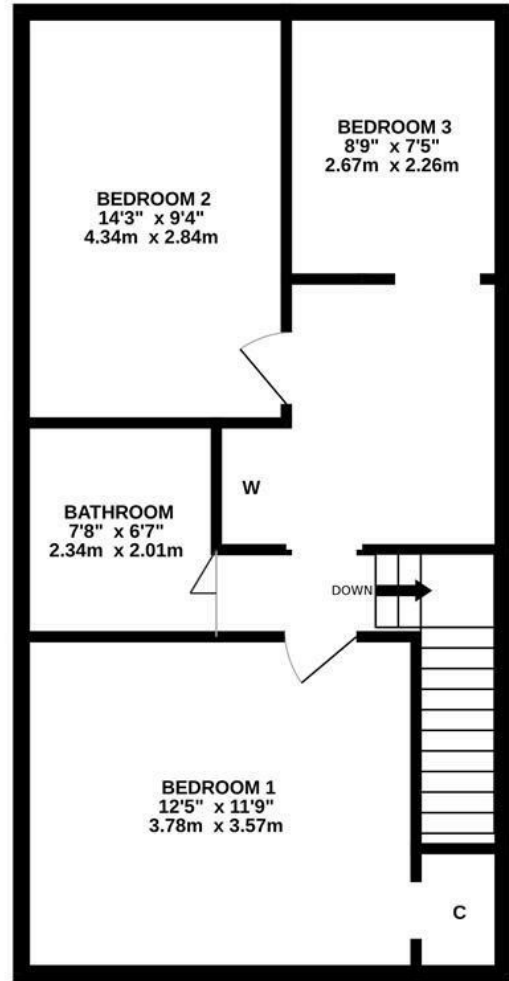
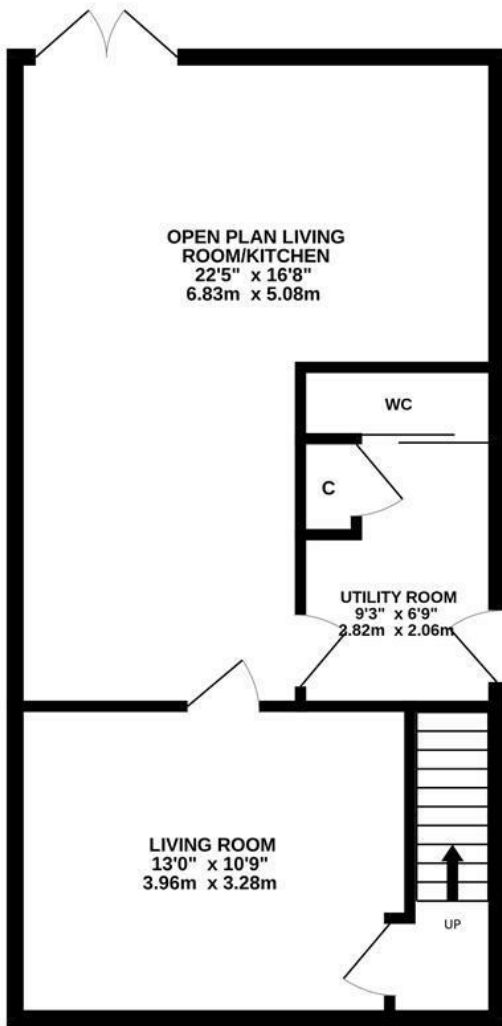
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

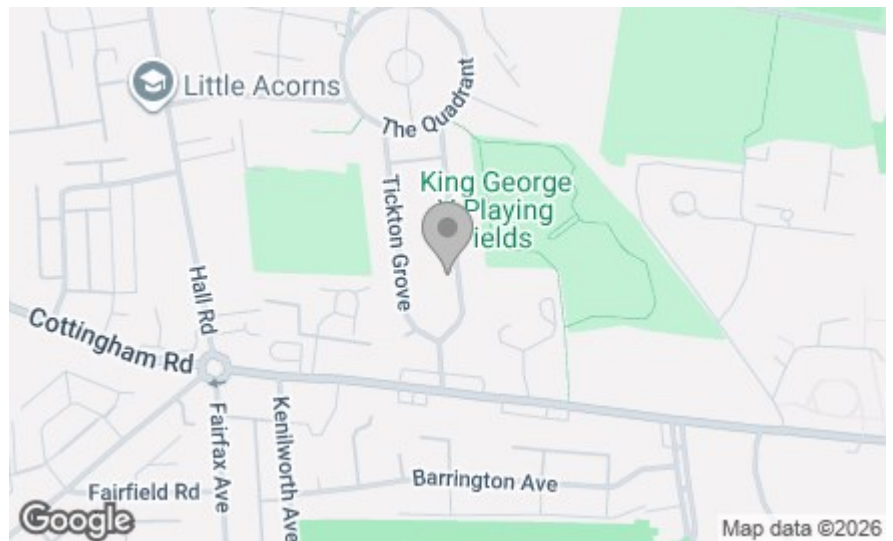
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.



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
	87
65	

Environmental Impact (CO ₂) Rating	
Current	Potential