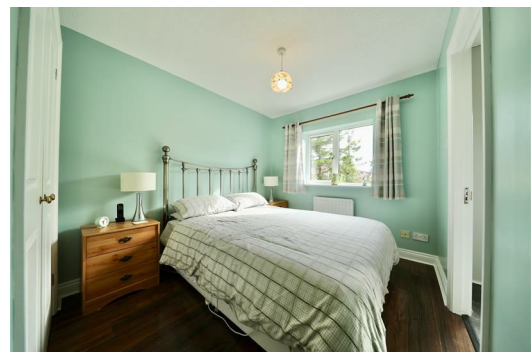




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **18 Corinthian Way, Hull, HU9 1UF**

### **£240,000**

THREE BEDROOM DETACHED HOME IN SOUGHT-AFTER VICTORIA DOCK LOCATION - SPACIOUS RECEPTION ROOM AND LOW-MAINTENANCE LIVING - CLOSE TO SCHOOLS, MARINA, AND EXCELLENT TRANSPORT LINKS

Nestled in the desirable Victoria Dock area of Hull, this charming three-bedroom detached house on Corinthian Way presents an excellent opportunity for families and working professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms including master with ensuite, this home is ideal for those seeking comfort and space. The bathroom is conveniently located, catering to the needs of a modern family. The low-maintenance lifestyle offered by this property allows you to spend more time enjoying the nearby amenities rather than worrying about upkeep.

One of the standout features of this home is its proximity to reputable schools, ensuring that your children have access to quality education. Additionally, the location is perfect for those who commute, with easy access in and out of Hull, making it a practical choice for working professionals. For those who appreciate the outdoors, the property is within easy walking distance to the picturesque promenade and Hull Marina. This offers a delightful living experience, allowing you to enjoy leisurely strolls by the water or partake in various recreational activities.

In summary, this three-bedroom detached house on Corinthian Way is a fantastic opportunity for anyone looking to settle in a quiet yet vibrant community. With its excellent location, spacious living areas, and access to local amenities, it promises a convenient and enjoyable lifestyle. Don't miss the chance to make this lovely property your new home.

#### **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**

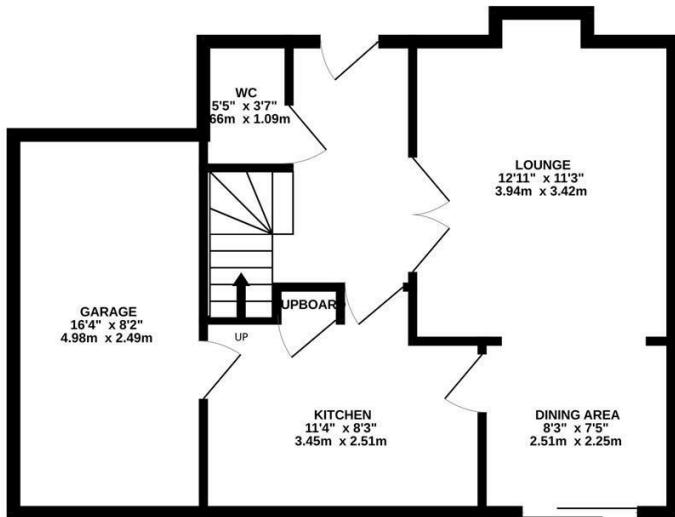
Symonds + Greenham have been informed that this property is Freehold.

#### **VIEWINGS**

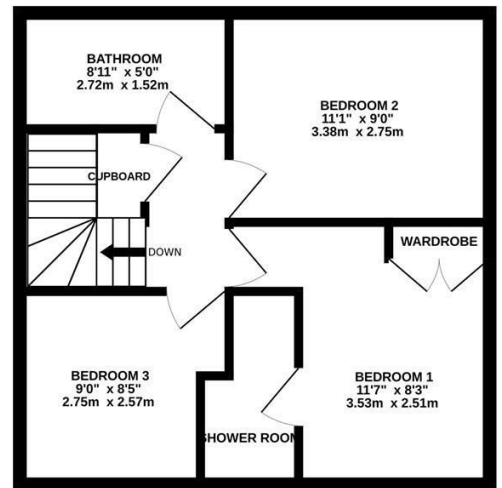
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

