



SYMONDS + GREENHAM

Estate and Letting Agents



4 Otterburn Park, Hull, HU7 3NU

£165,000

Symonds and Greenham are delighted to present this stylish two bedroom mid terraced home on Otterburn Park, situated in a highly sought after position within the popular Kingswood development. Ideally located for a wide range of amenities including shops, supermarkets, restaurants and leisure facilities, the property also benefits from excellent transport links, making it perfect for modern living.

Beautifully presented throughout, this lovely home offers a move in ready finish and would make an ideal purchase for first time buyers or downsizers.

The accommodation briefly comprises a welcoming entrance hall leading into a bright and comfortable living room, complete with stylish media wall, creating a great space to relax. To the rear of the ground floor is a well appointed kitchen with breakfast bar, which benefits from French doors opening out onto the rear garden, allowing plenty of natural light. A convenient downstairs WC completes the ground floor.

To the first floor are two lovely bedrooms, both well proportioned and tastefully presented, along with a modern family bathroom.

Externally, the property continues to impress with a delightful rear garden, providing an ideal outdoor space to enjoy the warmer months. The garden also benefits from a large summerhouse/shed, offering excellent additional storage or a versatile space for hobbies or relaxation. To the front of the property there is off street parking available.

A fantastic, stylish home in a great Kingswood location – early viewing is highly recommended

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 B.

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

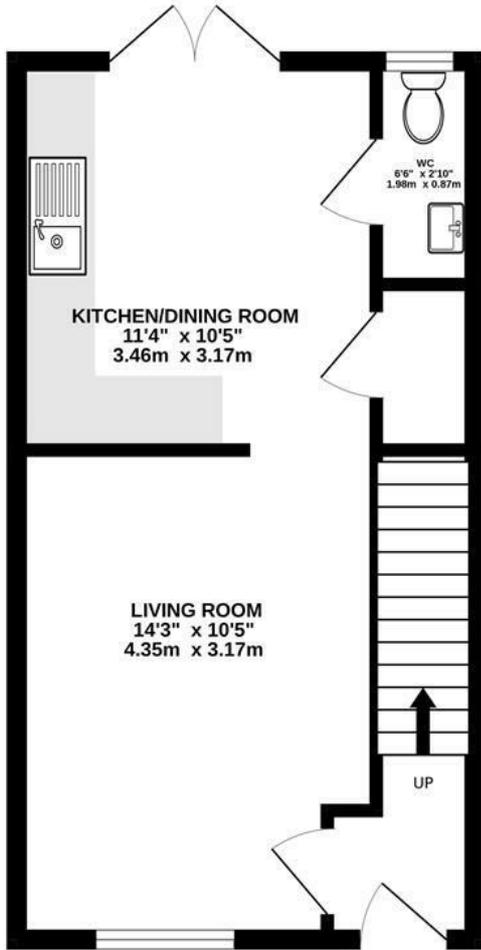
Symonds + Greenham have been informed that this property is Freehold.

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

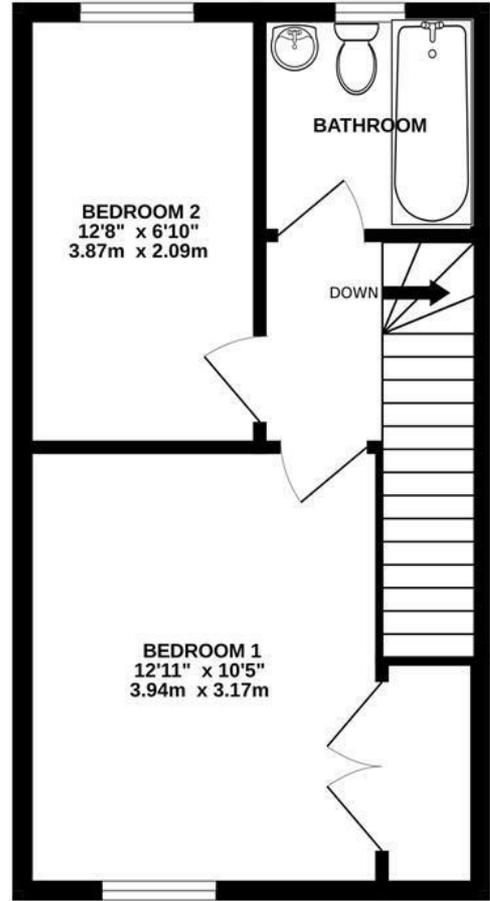
VIEWINGS

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

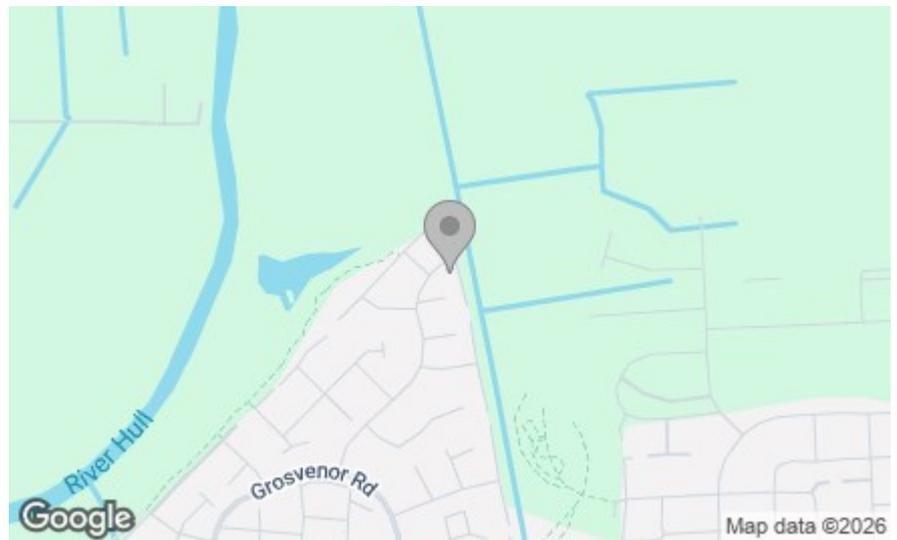
GROUND FLOOR



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	99
(82 plus) A	
(81-81) B	85
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC