



SYMONDS + GREENHAM

Estate and Letting Agents



31 Kedrum Road, Hull, HU9 3TZ

£190,000

BEAUTIFUL THREE BED SEMI - PRESENTED OVER THREE FLOORS - STYLISH AND MODERN THROUGHOUT - QUIET, RESIDENTIAL LOCATION - IDEAL FAMILY HOME - LOW MAINTENANCE REAR GARDEN - CLOSE TO AMENITIES

Located in a popular and well established residential area of HU9, this beautifully styled three bedroom semi detached home on Kedrum Road offers the perfect blend of modern living and family friendly practicality. With a smart contemporary finish throughout and excellent access to local schools, shops, and transport links, this property is ideal for growing families or professional couples.

The ground floor features a bright entrance hall, a handy downstairs WC, a cosy yet spacious living room, and a stunning kitchen diner. The kitchen boasts sleek units, modern worktops, and ample space for dining, making it a superb space for entertaining or everyday family life.

On the first floor, you'll find two well proportioned and tastefully decorated bedrooms, along with a modern family bathroom finished with stylish tiling and contemporary fittings. The entire top floor is dedicated to the impressive primary suite, complete with fitted wardrobes and a luxurious en suite shower room, offering a private and peaceful retreat.

Externally, the property continues to impress with a generous rear garden, perfect for relaxing or entertaining, and to the front, a double-width driveway provides off street parking for two vehicles.

With its modern décor, stylish presentation, and excellent layout, this is a home that's ready to move straight into. Early viewing is strongly recommended.

BOOK YOUR VIEWING NOW!

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.

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.

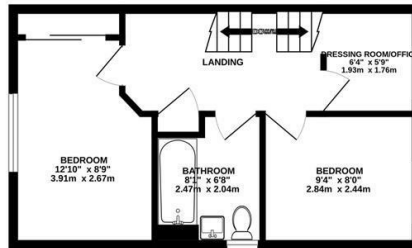
VIEWINGS

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

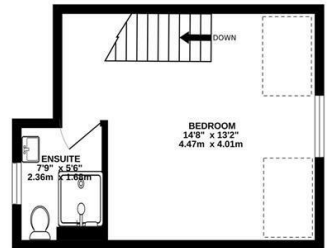
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 942sq.ft. (87.5 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.
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

