



SYMONDS + GREENHAM

Estate and Letting Agents



19 Murrayfield Road, Hull, East Yorkshire HU5 4DN

£200,000

BEAUTIFUL THREE BED TERRACED - POPULAR HU5 LOCATION - OPEN PLAN LIVING - STYLISHLY PRESENTED THROUGHOUT - SOUTH FACING REAR GARDEN - CLOSE TO LOCAL AMENITIES

Tucked away in the ever popular HU5 area, this stunning three bedroom terraced home on Murrayfield Road is the perfect blend of style, comfort and practicality. Beautifully presented and thoughtfully modernised, it offers bright open plan living, a gorgeous south facing garden, and excellent connections to Chanterlands Avenue, Cottingham and the city centre — plus top rated schools on your doorstep.

Step inside and you're greeted by a light and airy entrance hall leading into an impressive open plan living and dining space. Here, character meets contemporary with exposed brickwork, a charming bay window, a log burner for cosy evenings and sleek French doors that open straight out into the garden — perfect for summer entertaining. The kitchen is finished to a high standard, seamlessly blending into the social space, and there's also a handy downstairs W/C.

Upstairs, you'll find three beautifully decorated bedrooms, each with their own personality, alongside a large and stylish family bathroom designed for both comfort and relaxation.

Outside, the south facing garden is a true suntrap — an ideal spot for lazy weekends or family BBQs. The garage has been partly converted into a versatile space, currently a gym but equally suited to an office or treatment room, while the front driveway provides that all-important off street parking.

This is a home that offers so much more than just great looks — it's a space ready to grow with you, in a location you'll love.

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.

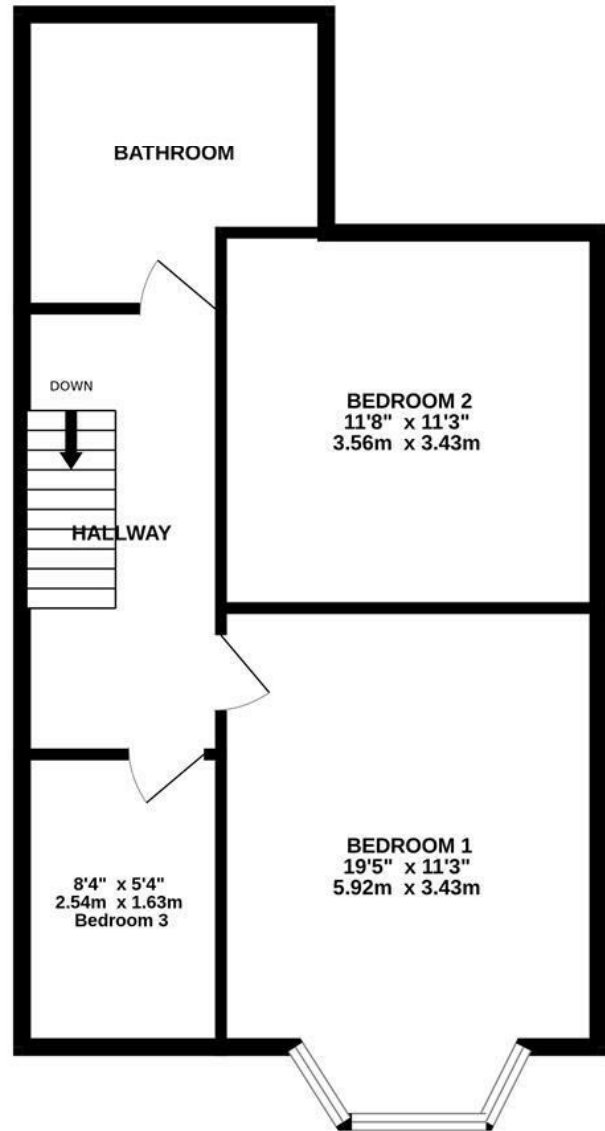
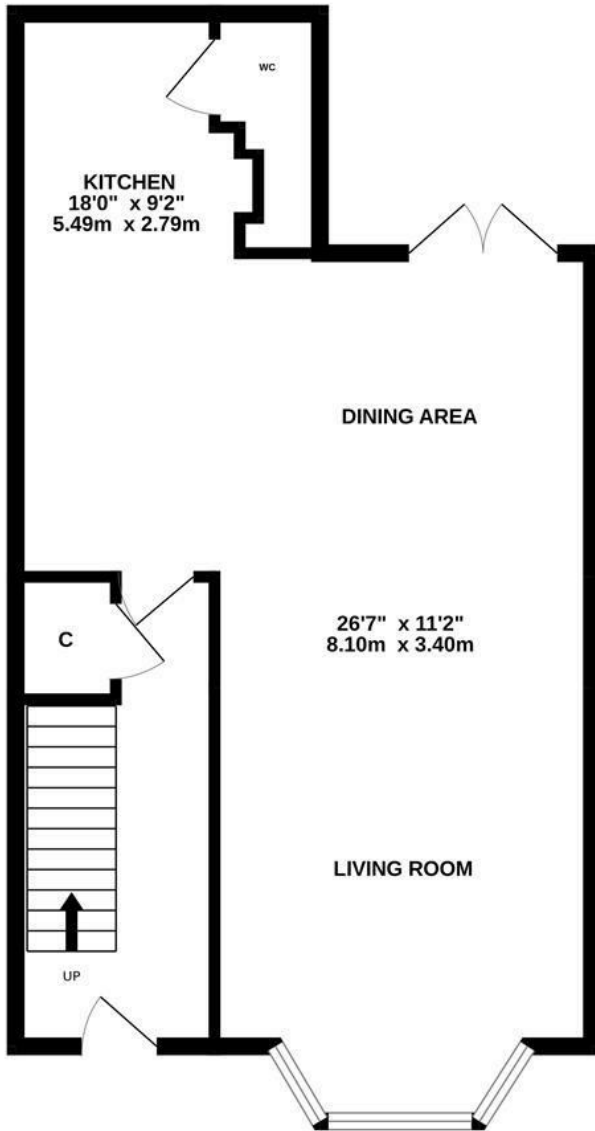
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

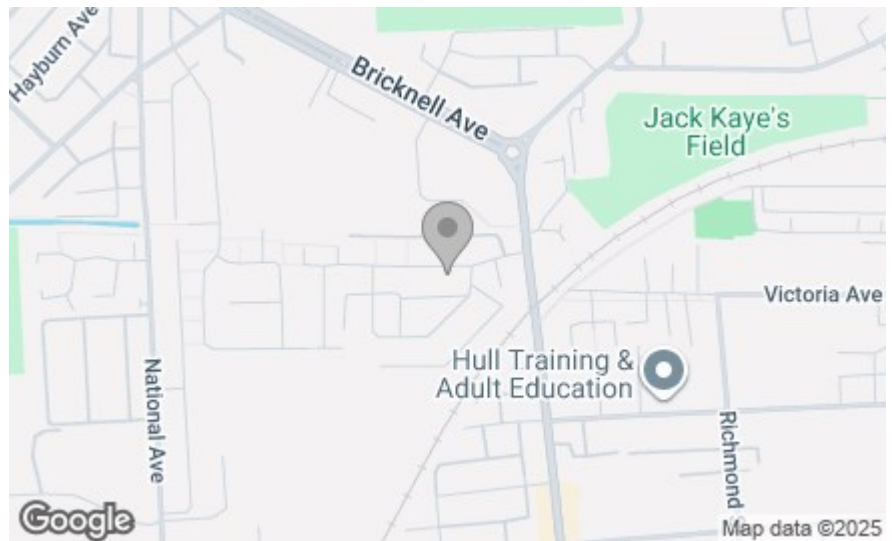
GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.3 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	75

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	