



SYMONDS + GREENHAM

Estate and Letting Agents



24 Cropton Road, Hull, HU5 4LR

£175,000

THREE-BEDROOM END-TERRACE HOME WITH SPACIOUS LIVING AND DINING ROOM - MODERN KITCHEN WITH BREAKFAST BAR AND GENEROUS REAR GARDEN - POPULAR LOCATION NEAR EXCELLENT SCHOOLS AND AMENITIES WITH EASY ACCESS TO HULL CITY CENTRE

Nestled on Cropton Road, this delightful end-terrace house presents an excellent opportunity for families and first-time buyers alike. The property is ideally situated near well-regarded schools and local amenities, ensuring that everything you need is within easy reach. With good transport links to Hull City Centre, commuting and exploring the area is a breeze.

Upon entering, you are welcomed by a spacious entrance hall that leads to a large living and dining room, perfect for family gatherings or entertaining guests. The room is enhanced by French doors that open directly onto the generous rear garden, creating a seamless connection between indoor and outdoor living. The modern kitchen features a convenient breakfast bar, making it an inviting space for casual dining.

The property also includes a utility area that, while in need of some updating, offers significant potential for those looking to personalise their home. With a downstairs WC adds to the practicality of the layout. Upstairs, you will find two well-proportioned double bedrooms, alongside a single third bedroom, which could serve as a child's room, guest space, or home office. The family bathroom completes the upper floor, providing essential amenities.

Outside, the property boasts a lovely garden to the rear, ideal for children to play or for hosting summer barbecues, while on-street parking at the front adds convenience. This home is situated in a popular area known for its excellent schools, making it a perfect choice for families. With its blend of space, potential, and location, this property is not to be missed.

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.

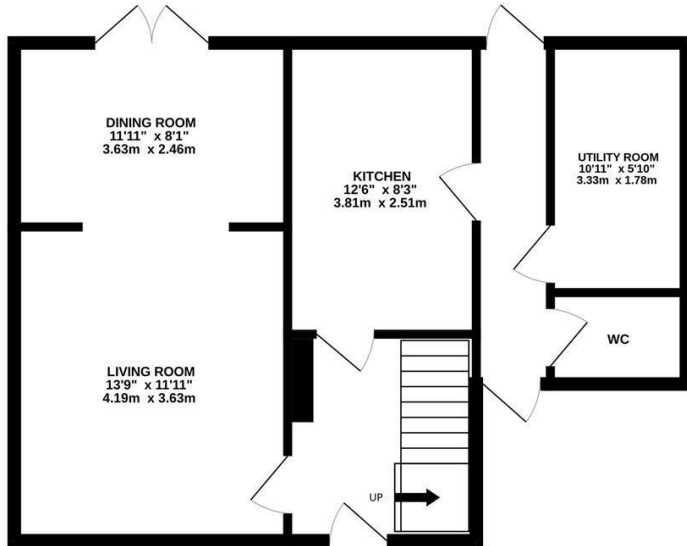
TENURE

Symonds + Greenham have been informed that this property is Freehold

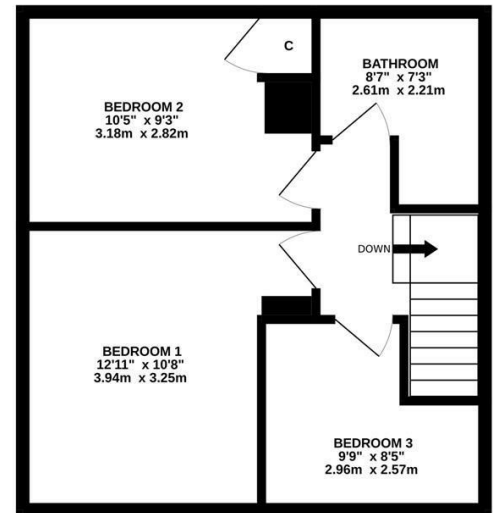
VIEWINGS

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

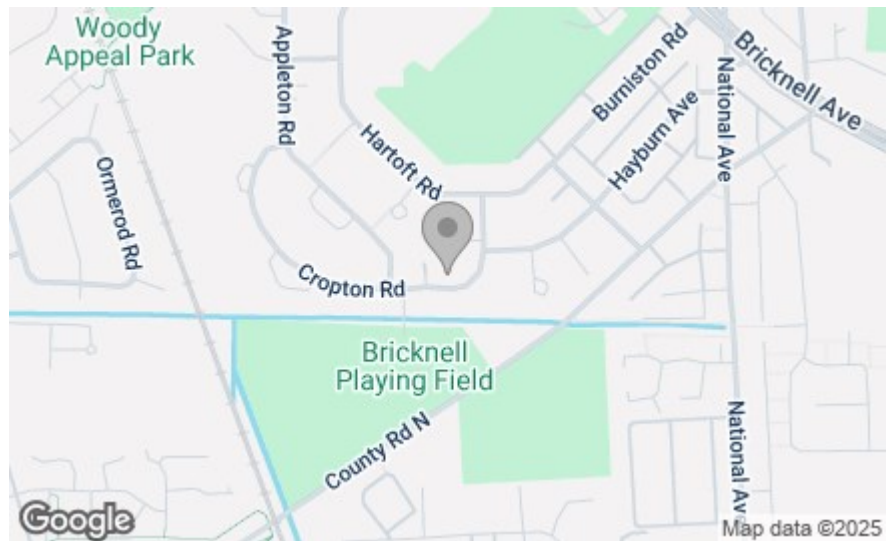
GROUND FLOOR



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) A			88
(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	

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	