



SYMONDS + GREENHAM

Estate and Letting Agents



9 Broadland Drive, Hull, HU9 4TG Offers over £260,000

BEAUTIFUL FOUR BED DETACHED - POPULAR HU9 LOCATION - OPEN PLAN LIVING - STYLISHLY PRESENTED THROUGHOUT - LOVELY REAR GARDEN - GARAGE AND OFF STREET PARKING

Situated on Broadland Drive, this stunning four-bedroom detached property is a fantastic family home, modernised and stylishly presented throughout with an open-plan layout ideal for contemporary living. Located in a popular residential area close to the amenities of Holderness Road, with good schools nearby and excellent transport links via regular bus routes, this home offers both style and practicality for growing families. The beautiful rear garden is a true highlight, providing a generous, well-maintained outdoor space perfect for alfresco living with its paved areas and charming pergola.

The property comprises a welcoming entrance hall leading to a spacious living room and an impressive open-plan kitchen diner filled with natural light. A cosy snug, utility room, integral garage, and convenient w/c complete the ground floor layout.

Upstairs, there are four good-sized bedrooms, including a stylish primary bedroom with an ensuite, alongside a modern family bathroom. Externally, the generous rear garden offers an ideal space for relaxation or entertaining, while the front drive provides ample off-street parking. This exceptional home is perfect for those seeking space, style, and convenience in a sought-after location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

a stylish hall way with stairs to first floor and doors to kitchen and...

LOUNGE

18'1 x 11'6 max (5.51m x 3.51m max)

a beautifully styled living room with media wall, electric fire and bay window

KITCHEN DINER

23'11 x 14'6 max (7.29m x 4.42m max)

a fantastic open plan modern kitchen diner with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with mixer tap and drainer unit, two integrated ovens, induction hob, ceiling mounted extractor fan, integrated dishwasher and integrated fridge freezer, with dining area

SNUG

9'7 x 6'9 max (2.92m x 2.06m max)

a stylish, modern reception room with French doors to the rear garden

UTILITY ROOM

8'6 x 4'11 max (2.59m x 1.50m max)

with workbench, units and plumbing for washing machine, with door to the rear garden

W/C

with low level w/c and pedestal sink basin

GARAGE

16'5 x 8'2 max (5.00m x 2.49m max)

an integral garage with power supply

FIRST FLOOR

LANDING

BEDROOM 1

12'7 x 10'11 max (3.84m x 3.33m max)

a fantastic primary bedroom with fitted wardrobes and door to...

EN SUITE

with low level w/c, sink basin with vanity unit, heated towel rail and walk in shower, with tiles to splash back areas

BEDROOM 2

11'6 x 9'8 max (3.51m x 2.95m max)

a good sized double bedroom

BEDROOM 3

9'4 x 8'2 max (2.84m x 2.49m max)

a lovely double bedroom

BEDROOM 4

11'0 x 6'4 max (3.35m x 1.93m max)

BATHROOM

with low level w/c, sink basin with vanity unit and panelled bath with overhead shower attachment, with floor to ceiling tiles

OUTSIDE

a beautiful rear garden with paved patio, pergola and lawn, providing multiple seating areas with planters, enclosed by timber fencing

To the front, the property boasts a front drive, providing off street parking for multiple vehicles

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 D.

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.

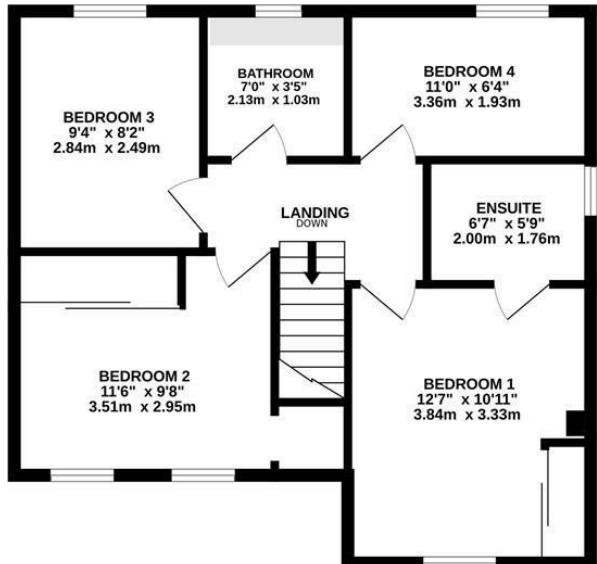
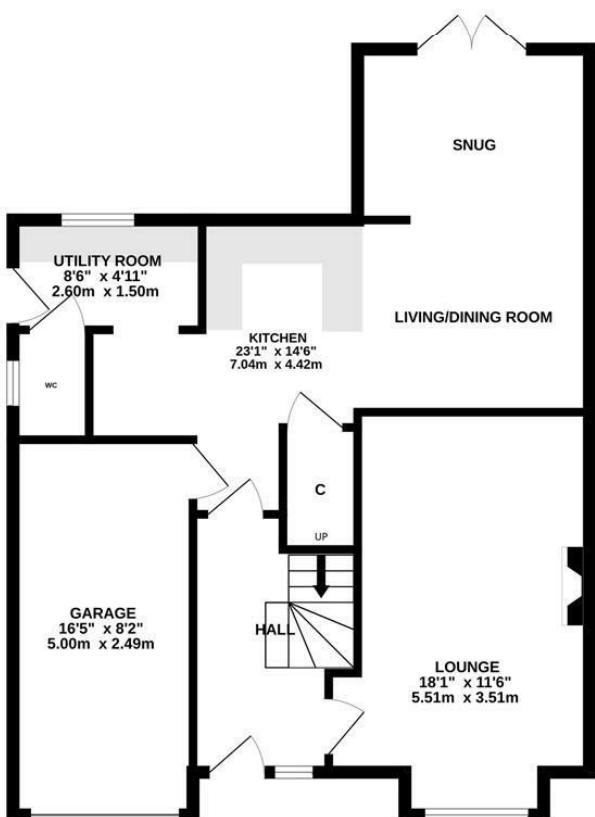
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 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			
(59-68) 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

