



SYMONDS + GREENHAM

Estate and Letting Agents



63 Brockwell Park, Hull, HU7 3FH

£145,000

Symonds and Greenham are delighted to present this stylish two bedroom mid terraced home on Brockwell Park in the ever popular Kingswood development. Beautifully presented throughout and clearly well cared for, this property is ideal for a first time buyer seeking something ready to move straight into. Positioned close to a wide range of local amenities and benefiting from excellent transport links, it offers both convenience and comfort.

The accommodation briefly comprises a welcoming entrance hall leading into a bright and modern open plan kitchen, dining and living space, creating a sociable and versatile ground floor layout. A convenient WC completes the ground floor. To the first floor are two excellent sized bedrooms along with a stylish, well finished bathroom.

Externally, the property enjoys a delightful south facing rear garden with a well looked after lawn, providing a lovely outdoor space to relax or entertain. The guttering has also been recently renewed, reflecting the care and attention given to the home. To the front there is allocated off street parking for one vehicle as well as a shared visitor space.

This is a fantastic opportunity to purchase a smart, low maintenance home in a sought after Kingswood location.

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.

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

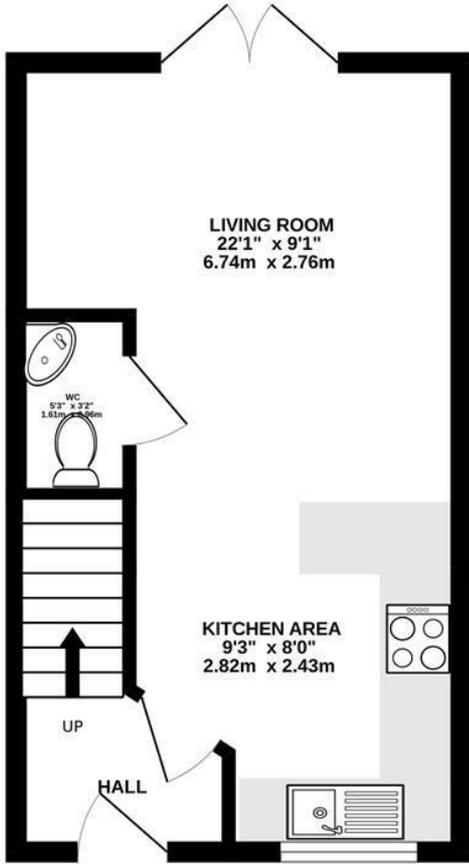
Symonds + Greenham have been informed that this property is Freehold.

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

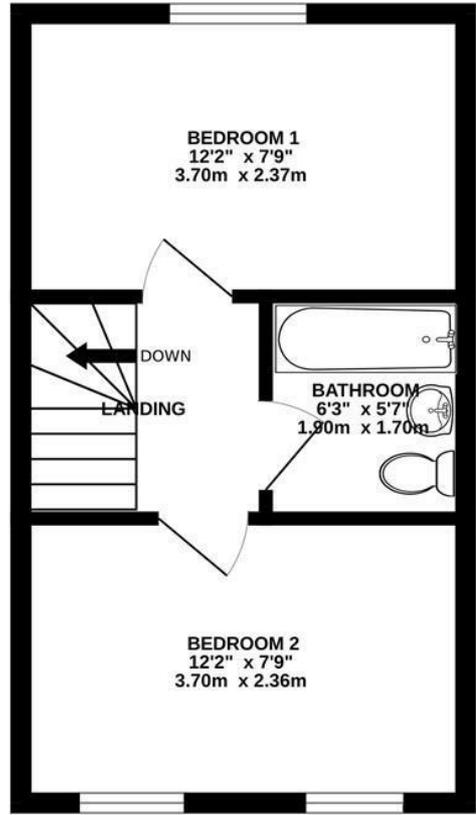
VIEWINGS

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

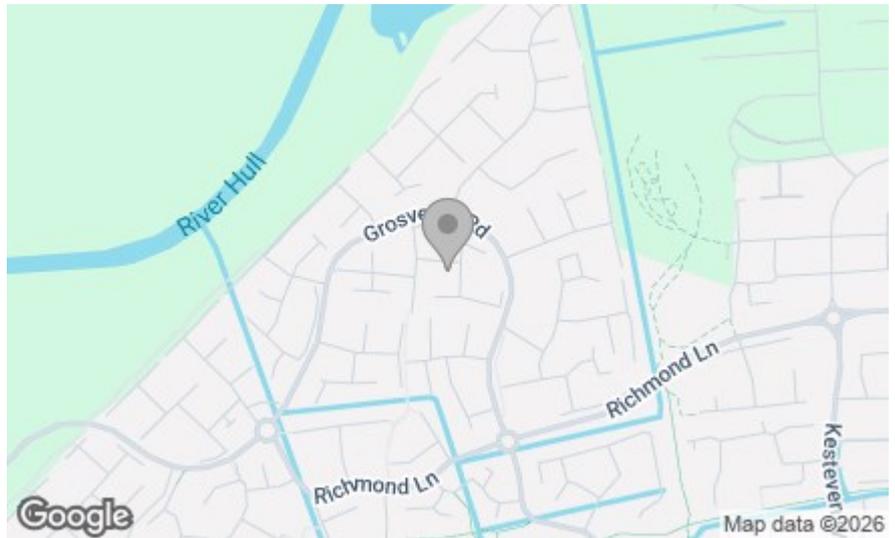
GROUND FLOOR



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	
(92 plus) A	96
(81-91) B	81
(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