



SYMONDS + GREENHAM

Estate and Letting Agents



16a Etherington Drive, Hull, HU6 7JU

Offers over £320,000

HIDDEN AWAY ON A GENEROUS PLOT, THIS SPACIOUS THREE-BEDROOM DETACHED HOME OFFERS VERSATILE FAMILY LIVING, EXTENSIVE PARKING, A LARGE REAR GARDEN WITH DIRECT ACCESS TO PLAYING FIELDS, AND A FANTASTIC LOCATION CLOSE TO LOCAL AMENITIES.

Nestled on Etherington Drive in Hull, this remarkable detached house is a true hidden gem, offering an abundance of space and comfort. As you enter, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC. The property features two generous reception rooms, with the dining area seamlessly flowing into the lounge, creating an ideal setting for both relaxation and entertaining.

The versatile second reception room provides additional living space, perfect for a playroom or home office. The well-appointed kitchen diner is a delightful feature, allowing for family gatherings and culinary adventures. Upstairs, you will find three spacious bedrooms, complemented by a family bathroom that caters to all your needs.

Set on a great-sized plot, this home offers ample off-street parking for many vehicles, ensuring convenience for you and your guests. The large rear garden is a fantastic outdoor space, complete with a gate that provides direct access to nearby playing fields, making it perfect for pet lovers and those who enjoy leisurely walks.

Located just off Beverley High Road, this property enjoys proximity to a variety of local amenities, including shops, hair salons, and eateries. A regular bus service connects you to the city centre and other parts of Hull, while a strong road network makes commuting a breeze. This exceptional property is not just a house; it is a place where memories can be made. With its spacious layout, convenient location, and delightful outdoor space, it is an opportunity 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 "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.

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.

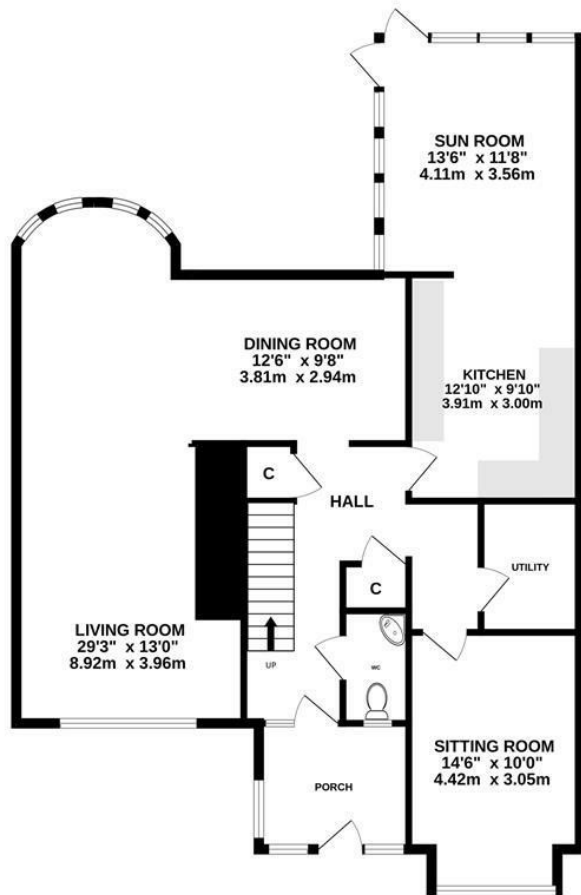
TENURE

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

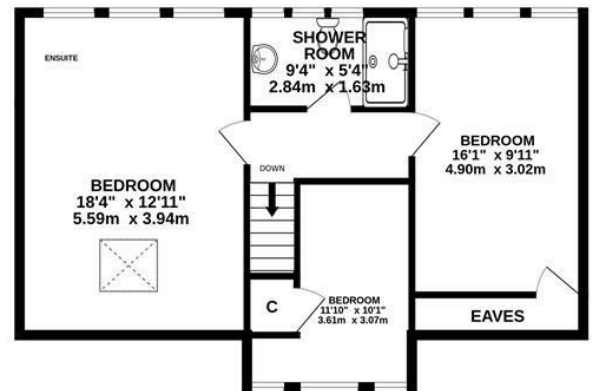
VIEWINGS

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		
(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	

