



SYMONDS + GREENHAM

Estate and Letting Agents



39 Heritage Road, Hull, HU7 3LZ **Offers over £190,000**

Located on the sought-after Heritage Road in Kingswood, this stylish three-bedroom terraced home is just 2.5 years old and still benefits from a remaining new build warranty—offering peace of mind and low-maintenance living. Perfectly blending modern comfort with day-to-day convenience, the bright and spacious interior includes a welcoming lounge, a contemporary kitchen/diner, and three well-proportioned bedrooms—ideal for first-time buyers or small families.

The south-facing rear garden provides a sun-soaked, peaceful retreat, ideal for relaxing or entertaining, while two private parking spaces add further practicality. Positioned close to a range of local amenities including shops, schools, and excellent transport links, this home offers everything needed for a balanced, modern lifestyle.

Set in a popular and family-friendly neighbourhood with easy access to Hull city centre, this move-in-ready property is a fantastic opportunity not to be missed. Early viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

LOUNGE

7'6" x 9'6" max (2.29m x 2.90m max)

A generously proportioned reception room featuring elegant French doors that open directly onto the rear garden, creating a bright and seamless indoor-outdoor living space

KITCHEN/DINER

18'2 max x 10'0 max (5.54m max x 3.05m max)

A well-appointed kitchen diner fitted with a stylish range of eye and base-level units, complemented by sleek work surfaces. Includes a stainless steel sink and drainer, electric oven with induction hob and overhead extractor, integrated fridge freezer, dishwasher and washing machine

DOWNSTAIRS WC

A practical ground floor cloakroom featuring a low-level WC and a pedestal wash basin – ideal for guests and everyday convenience

FIRST FLOOR

LANDING

BEDROOM ONE

14'8 max x 9'5 max (4.47m max x 2.87m max)

An excellent sized double bedroom

BEDROOM TWO

12'4 max x 9'5 max (3.76m max x 2.87m max)

A second good sized double bedroom

BEDROOM THREE

9'6 max x 7'7 max (2.90m max x 2.31m max)

BATHROOM

A spacious and well-presented bathroom comprising a low-level WC, pedestal wash basin, heated towel rail, and a panelled bath with an overhead shower attachment. Finished with tasteful tiling to splashback areas for a clean, modern look

OUTSIDE

The rear garden offers a generous and tranquil space, perfect for unwinding or hosting outdoor gatherings. Thoughtfully maintained, this lush green area serves as a versatile extension of the home, ideal for family barbecues, playful afternoons, or simply enjoying the fresh air.

PARKING

Adding to the property's practicality, two allocated parking spaces ensure seamless convenience for you and your guests, completing the appeal of this exceptional home.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

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.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C

VIEWINGS

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

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.

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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