



SYMONDS + GREENHAM

Estate and Letting Agents



1 Grammar School Road, Hull, East Yorkshire HU5 4NU

£180,000

THREE BEDROOM END TERRACED WITH FAMILY BATHROOM - BRIGHT LIVING ROOM, DINING ROOM WITH GARDEN ACCESS - PRIME LOCATION NEAR SCHOOLS, SHOPS, AND TRANSPORT LINKS

Nestled on Grammar School Road in Hull, this charming end-terrace house offers a delightful opportunity for families and professionals alike, combining convenience with style. The property features three well-proportioned bedrooms and a family bathroom, making it an ideal choice for those looking to settle in a vibrant community.

Upon entering, you are welcomed by an inviting living room, enhanced by a delightful bay window that fills the space with natural light, creating a perfect setting for relaxation and family gatherings. The dining room, with its patio doors, seamlessly connects to the garden, providing an excellent space for entertaining or enjoying al fresco dining during the warmer months. The galley-style kitchen is both functional and stylish, offering an ideal environment for culinary adventures and everyday meals.

This home is ideally situated just behind local schools, making it a prime choice for families prioritising education. Furthermore, with shops and bus routes conveniently located nearby, residents will benefit from easy access to all the amenities and transport links that Hull has to offer.

Whether you are a growing family or a professional seeking a comfortable home in a bustling area, this beautiful property on Grammar School Road is not to be missed. Embrace the opportunity to make this delightful house your own and enjoy the vibrant lifestyle that awaits you in this welcoming community.

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"

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

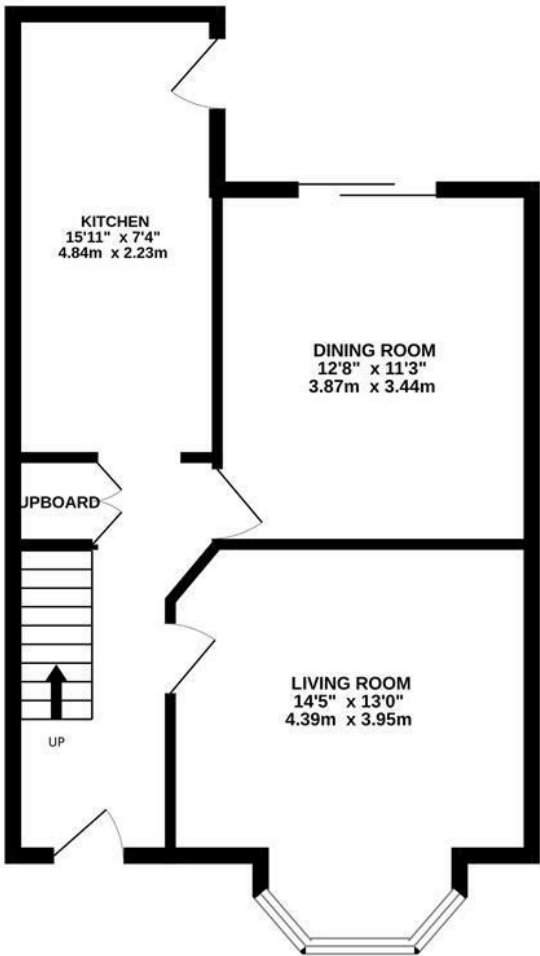
VIEWINGS

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

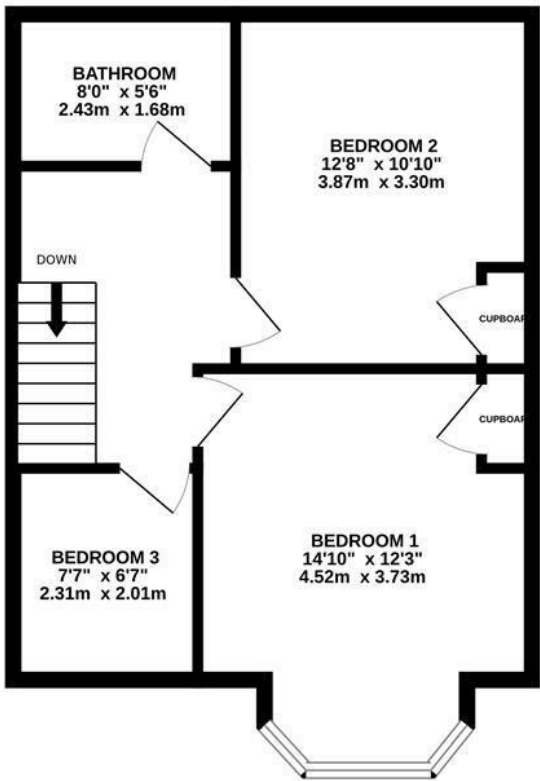
TENURE

Symonds + Greenham have been informed that this property is Freehold

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			82
(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			
(92 plus) A			81
(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	