



SYMONDS + GREENHAM

Estate and Letting Agents



39 Ladybower Way, Hull, HU7 3BQ

£160,000

Symonds and Greenham are delighted to present this smartly presented three bedroom terraced home on Ladybower Way, situated in a quiet, family-friendly residential area of Kingswood, yet conveniently close to the retail park and a wide range of local amenities.

Perfect for first time buyers or small families, the property offers a practical and well laid out home with a bright and welcoming interior. The accommodation briefly comprises an entrance hall leading into a spacious living room, ideal for relaxing and entertaining. A well proportioned kitchen diner provides a sociable space for family meals, and a convenient ground floor WC completes the layout downstairs.

To the first floor are three lovely bedrooms, all offering good proportions and versatility, along with a well appointed family bathroom.

Externally, the property benefits from a low maintenance rear garden, perfect for enjoying outdoor space without the upkeep. To the front, there are two off street parking spaces, adding convenience for residents and visitors alike.

A stylish and practical home in a quiet yet convenient location, ideal for those looking to move straight in – early viewing is highly recommended.

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 C.

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.

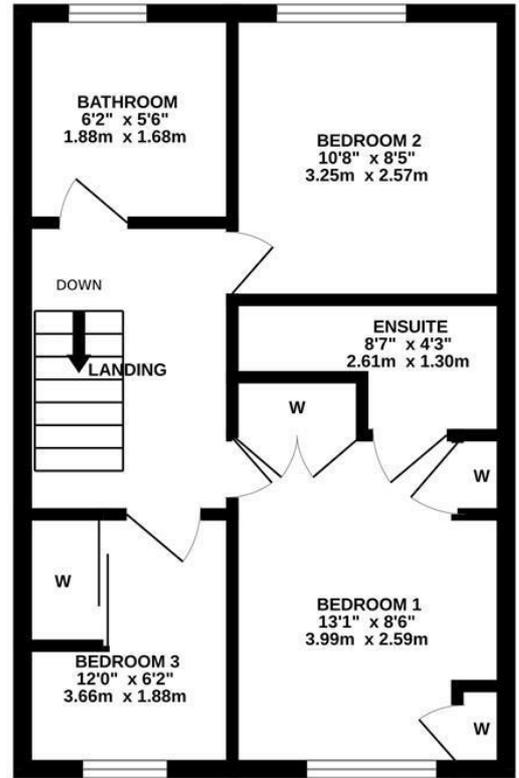
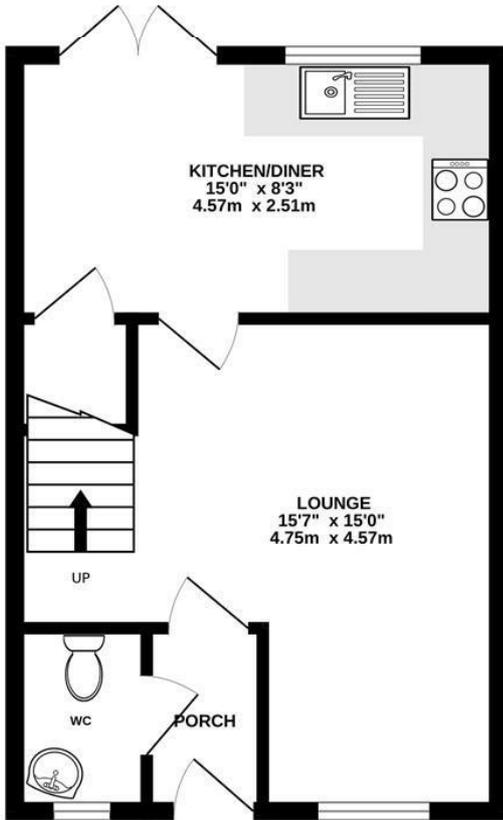
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

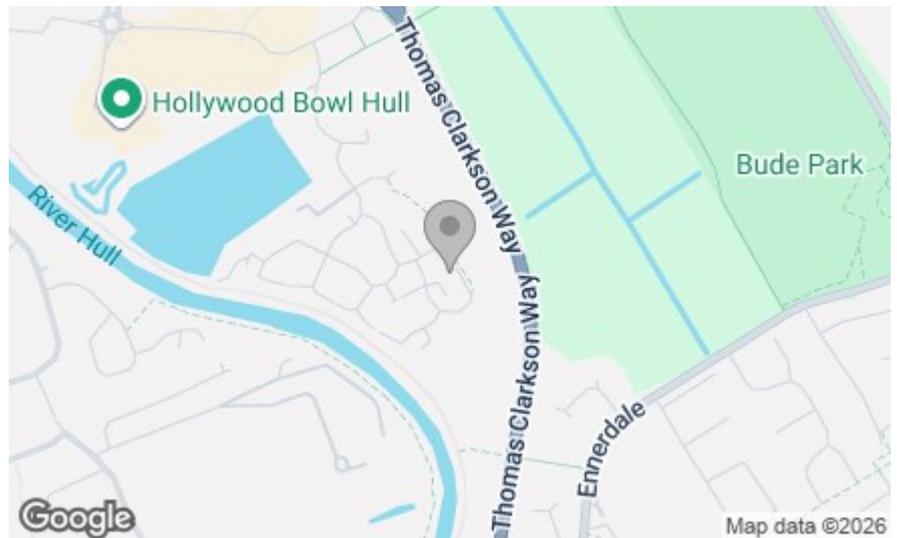
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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	
(82 plus) A	
(81-81) 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	
(82 plus) A	
(81-81) 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