



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **11 The Parade, Hull, HU5 2UH**

### **£260,000**

STUNNING FOUR-BEDROOM TOWNHOUSE SET OVER THREE FLOORS, OFFERING SPACIOUS MODERN LIVING WITH A GARAGE, STUDY, BEAUTIFUL GARDEN AND AN EXCELLENT LOCATION CLOSE TO PRINCES AVENUE, NEWLAND AVENUE AND PEARSON PARK, WITH NO ONWARD CHAIN

Nestled in the charming area of The Parade, Hull, this beautifully presented four-bedroom townhouse offers a perfect blend of modern living and tranquil surroundings. Spanning three floors, the property features spacious and inviting living spaces that are ideal for both relaxation and entertaining.

Upon entering, you will find a versatile ground floor that includes a large garage with a utility area and a remote-controlled door for added convenience. This level also features a study or extra bedroom, providing flexibility for your lifestyle needs. Ascend to the first floor, where you will discover a delightful lounge diner and a well-appointed kitchen, both immaculately presented and designed for comfort.

The second floor is home to four generously sized bedrooms, ensuring ample space for family or guests, along with a family bathroom that caters to all your needs. The property is further enhanced by a beautiful and tranquil garden at the front, perfect for enjoying the outdoors. Located within the picturesque Pearson Park, residents can take advantage of the open spaces and mature trees that surround the area.

Convenience is key, as this townhouse is just a short walk from Princes Avenue and Newland Avenue, where you will find a variety of shops, cafes, and restaurants. Regular public transport links to the City Centre and surrounding villages make commuting a breeze, and the University of Hull is easily accessible, making this location ideal for families and students alike. This townhouse is a rare find, combining modern amenities with a serene setting, making it a perfect place to call home.

#### 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

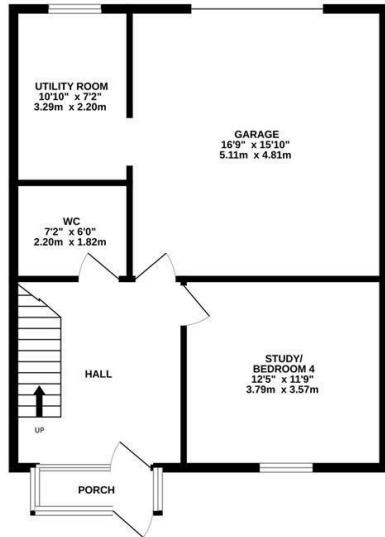
Symonds + Greenham have been informed that this property is Freehold.

#### VIEWINGS

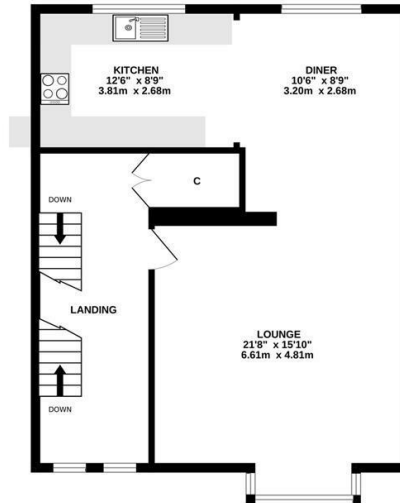
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



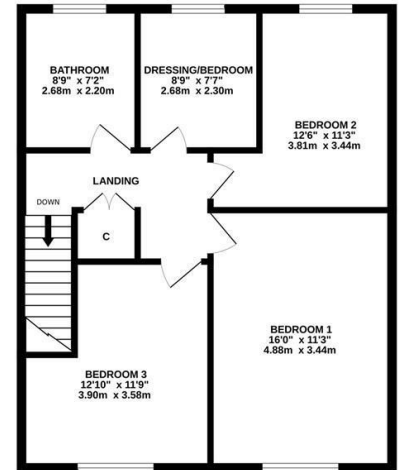
GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



2ND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1992 sq.ft. (185.1 sq.m.) approx.

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 <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Current                                                         | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 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 <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |

