



SYMONDS + GREENHAM

Estate and Letting Agents



25 Compass Road, Hull, HU6 7AH

£165,000

THREE BED SEMI - POPULAR RESIDENTIAL HU6 LOCATION - IDEAL FAMILY HOME - GARAGE AND BRICK BUILT SHED - TWO RECEPTION ROOMS

This delightful three bedroom semi detached property on Compass Road is located in the popular HU6 area, offering excellent convenience with nearby amenities, including Kingswood retail and leisure park, as well as superb transport links to Hull city centre and the Beverley bypass. Perfect for families or first time buyers, this home combines practicality with a welcoming living space.

The ground floor comprises an entrance hall leading to an open-plan living area, providing a bright and versatile space for relaxation and dining. A well appointed kitchen and a charming conservatory complete the ground floor, adding further functionality and appeal. Upstairs, there are three generously sized bedrooms and a modern shower room, ensuring plenty of space for family living.

Externally, the property boasts a lovely west facing rear garden, perfect for enjoying the afternoon and evening sun, as well as a garage and a brick built shed for additional storage. The front garden is enclosed for added privacy. This well presented home offers a fantastic opportunity in a sought after location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...



LIVING ROOM

a spacious open plan living room with gas fireplace, door to kitchen and sliding doors to conservatory



KITCHEN

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, plumbing for washing machine, space for under counter fridge, under counter freezer, under stairs storage cupboard and door to the rear garden



CONSERVATORY

a lovely reception room, overlooking the rear garden



FIRST FLOOR

LANDING

BEDROOM 1

a spacious primary bedroom with fitted wardrobes



BEDROOM 2

another good sized double bedroom with pedestal sink basin and fitted wardrobes



BEDROOM 3

with fitted single bed and overhead storage cupboards



BATHROOM

with floor to ceiling tiles, low level w/c, pedestal sink basin and walk in shower



OUTSIDE

a fantastic west facing garden with paved patio and path, separate lawn and plant borders with a variety of shrubbery, enclosed by brick wall and garage plus brick built shed.

To the front, the property boasts a small front garden with some shrubbery, enclosed by brick wall and shared drive access



GARAGE

with power supply

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.

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.

TENURE

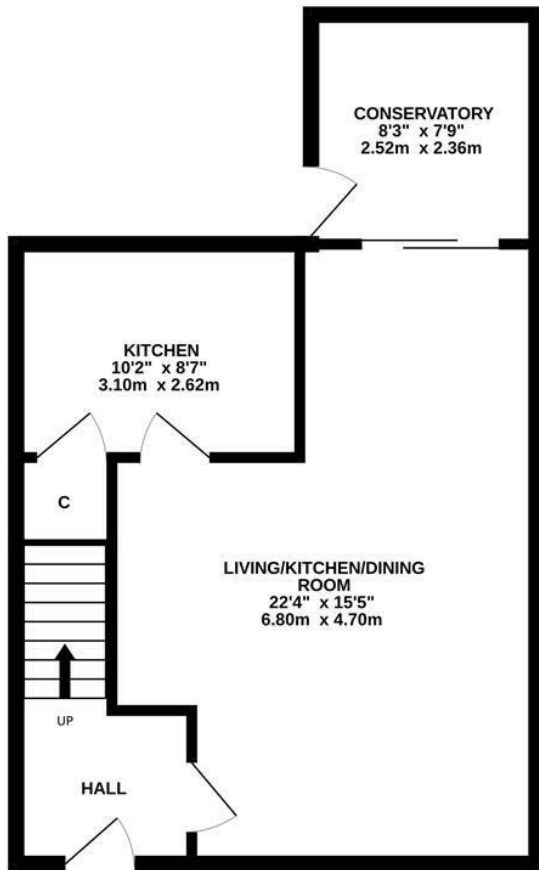
Symonds + Greenham have been informed that this property is Freehold.

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

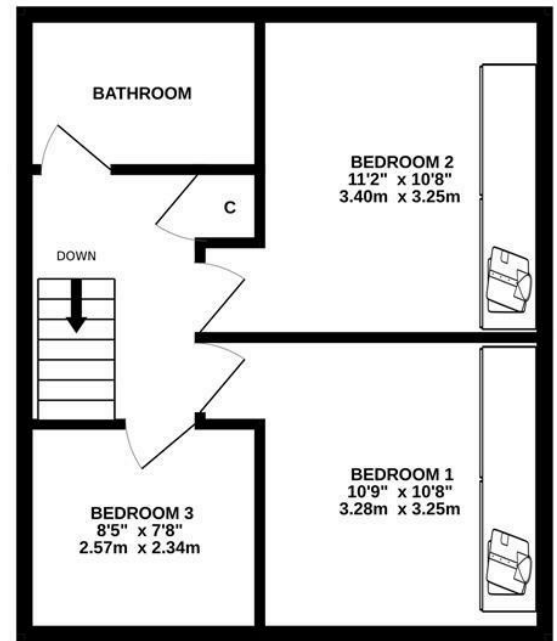
VIEWINGS

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			
(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			
(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	

